New Hampshire Department of Environmental Services
Wetlands Bureau

Minor Impact Permit Application

Proposed Dwelling Rehabilitation
28 Nor' East Lane
Tax Map 99, Lot 4
Hampton, NH 03842

Submitted on Behalf of the Applicant:

Michael Kettenbach
c/o Sweet Nectar, LLC
1201 North Market Street
Wilmington, DE 19801

March 4, 2022

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

P.O. Box 4028 Portsmouth, NH 03802 | 603.361.3204
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NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES

WETLANDS BUREAU

MINOR IMPACT PERMIT APPLICATION

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MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

March 4, 2022

Wetlands Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive - PO Box 95
Concord, New Hampshire 03302-0095

Re: New Hampshire Department of Environmental Services – Wetlands Bureau
Minor Impact Permit Application
28 Nor 'East Lane
Hampton, New Hampshire
Tax Map 99, Lot 4

Dear Wetland Inspector:

Mission Wetland and Ecological Services, LLC (Mission) is hereby submitting the following Minor Impact Permit Application to the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau on behalf of Sweet Nectar, LLC (operating manager Michael Kettenbach, herein referred to as "Sweet Nectar"). Mission is submitting this application as a Minor Impact Project in accordance with Env-Wt 610.17 (c), while the permitting for the work in the Protected Shoreland would require authorization under Shoreland Program jurisdiction (RSA 483-B). The attached NHDES Wetland/ Shoreland Town of Hampton Permit Plan (herein referred to as the "plan set") prepared by Millennium Engineering, Inc. (MEI), dated 2/17/22, depicts the existing and proposed conditions in accordance with Env-311.05. The existing home is located at 28 Nor 'East Lane and identified on the Town of Hampton assessor's maps as Tax Map 99, Lot 4. The property is located within the previously-developed 100-foot upland Tidal Buffer Zone (TBZ) or Protected Tidal Zone (PTZ) and the entire property is located in the Protected Shoreland.

The property is also located within the previously-disturbed Town of Hampton 50-foot Wetland Buffer associated with the Atlantic Ocean. The coastal professionals, Henry H. Boyd, Jr. (LLS #904) and Sergio Bonilla (CWS #261) utilized the wrack line on the beach as an indicator of the Highest Observable Tide Line (HOTL) 10/28/21 and then verified this HOTL on 11/10/21 (Env-Wt 602.43). This is consistent with observations an verbal testimony from the abutting property owner to the north. In this location, the Atlantic Ocean would be classified in accordance with the *US Fish & Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin, et. al., 1979) as a marine intertidal system with an unconsolidated shore comprised of sand that is irregularly flooded (M2US2P).

The existing parcel is 0.21 acres, or 9,241 square feet (SF) in size, 6,776 SF of which comprises the previously-developed upland TBZ and contains a sealed surface (impervious) area of 3,268 SF or 48.2% (4,284 SF or 46.4% overall). This impervious area includes the dwelling, pavement, steps, decks, stone steps, and wooden walkway. The majority of existing primary structure is located outside of the 50-foot waterfront buffer (RSA 483) and the Town of Hampton 50-foot wetland buffer. The area is vegetated with lawn grass, a large community of invasive rugosa rose (*Rosa rugosa*) shrubs, a planted ornamental pine screening to the south, with a six-foot wide American beachgrass (*Ammophila breviligulata*) community associated with the seawall. Currently, there is no stormwater management associated with the existing dwelling, appurtenant surfaces, and garage on the property.

The applicant recently purchased this residential home and wishes to rehabilitate the primary dwelling and convert to the garage to an Accessory Dwelling Unit (ADU), all of which are located in the Protected

Shoreland. The footprint of the dwelling will be slightly reconfigured to square off the edges of the proposed dwelling. The proposed rehabilitated dwelling will be pulled back from the reference line by a foot, to forty-four (44) feet (FT), where currently the dwelling is forty-three (43) FT from the reference line. The proposed patio is slightly wider to accommodate a gentle transition zone from the home to the waterfront; however, the proposed pervious patio is located one foot further from the reference line at thirty-four (34) FT on the northerly end where the existing impervious timber patio is located thirty-three 33 FT from the reference line on the northerly end. In addition, there is a reduction in impervious cover of 17.6 % (2,071 SF proposed from 3,268 SF existing) in the previously-developed upland TBZ. This proposal includes 3,767 SF of both permanent pervious and impervious impact including renovated dwelling, pervious paver driveways and patios, as well as retaining all features and the remainder of wooden walkway and seawall. Permanent pervious impacts include pervious paver technology incorporated into the existing asphalt driveway, patio space in the front and rear portions of the home, and or perimeter infiltration strips as improvements to manage stormwater runoff. The perimeter infiltration strips will promote optimum groundwater infiltration. In addition, other permanent pervious impacts in the form of driveways and patios amount to 1,665 SF within the previously-developed upland TBZ.

As part of the proposal, per Env-Wt 313.03(a), the applicants propose numerous components as mitigation to offset reconfigurations and subsequent temporary and permanent disturbances on the parcel that cannot be avoided while achieving the project goals. These include previously discussed perimeter infiltration strips, pervious pavers, and Tidal Buffer Zone Enhancement (TBZE) planting areas in the amount of 2,032 SF (2,365 SF overall) of native shrub plantings and approximately 145 SF of lawn area. The proposed beneficial stormwater management components are proposed where none currently exists and to complement the associated improvements to the rehabilitated contemporary coastal dwelling. There are no existing or proposed structures that would be subject to requirements and/or limitations of Env-Wq 1405. The habitat and stormwater mitigation components associated with this proposed project will improve the health and integrity of the previously-developed upland TBZ of the Atlantic Ocean. Subsequently, the sandy TBZE areas will continue to provide buffering, attenuation, and protection from storm surges and coastal storms as it currently may during potential breaching of the seawall.

The plant species shown in Table 1, Tidal Buffer Zone Enhancement Area Planting Schedule, are intended to offset the minor permanent impacts of pervious surface. The species have been selected for aesthetics value and *habitat function, and include beach plum (Prunus maritima), Serviceberry (Amelanchier* canadensis), Virginia rose (*Rosa virginiana*), northern bayberry (*Myrica pensylvanica*) shrubs randomly planted every three feet. The salt-tolerant shrubs coupled with salt-tolerant herbaceous plantings consisting of seaside goldenrod (*Solidago sempervirens*) and Montauk Daisies (*Nipponanthemum nipponicum*) will supplement the aesthetics and functions of the landscaped portion of the parcel.

The proposed 2,032 SF TBZE planting areas will serve to improve buffering of heavy overland flow originating from the direction of the dwelling during storm events. In addition, the TBZE plantings will improve the existing wildlife habitat provision of cover for small suburban mammals and typical non-passerine and passerine bird species with food resources, nesting, and cover habitat. Aesthetic values will be in enhanced with colorful, showy inflorescences and fruit-bearing shrubs. TBZE plantings will attract additional wildlife species such as American goldfinches (S*pinus tristis*), chipping sparrows (*Spizella passerina*), yellow warblers (*Dendroica petechia*), pine warblers (*Setophaga pinus*), northern mockingbird (*Mimus polyglottos*), gray catbirds (*Dumetella carolinensis*), white-breasted nuthatches (*Sitta caroliniensis*), and downy woodpeckers (*Picoides pubescens*). Other species of bees, butterflies, and other invertebrates should be attracted to the previously-developed upland TBZ and general areas of this densely populated coastal neighborhood in Hampton. The plantings will provide some degree of nutrient uptake capacity, and sediment/toxicant retention in any potentially poor-quality stormwater runoff. Moreover, the overall food chain dynamic in this area of Hampton will be enhanced and of greater value, resulting in an improvement to the ecological integrity of the buffer associated with the property. Refer to Table 1. Tidal

Buffer Zone Enhancement Area Planting Schedule for a description of the plantings and their ecological functions and values.

Table 1. Tidal Buffer Zone Enhancement Area Planting Schedule

Shrub Species	Spacing Specifications	Aesthetic & Wildlife Function & Value
Serviceberry (*Amelanchier canadensis*)	Ten (10) three to four-foot specimens, planted 10-feet on center	Attractive early flowering large shrub with excellent value as summer food and cover for bluebird, cardinal, cedar waxwing, chipping sparrow, pine warbler, northern oriole, catbird, goldfinch, scarlet tanager, veery, and deer.
Beach Plum (*Prunus maritima*)	Ten (10) three to four-foot specimens, planted 10-feet on center	Aesthetically pleasing white showy inflorescence; dense thickets provide cover habitat and summer food sources for birds and small mammals; also effective for coastal stabilization and are salt-tolerant.
Northern Bayberry (*Myrica pensylvanica*)	Fifteen (15) three to four-foot specimens, planted 8-feet on center	Excellent food source for migrating and resident birds; Salt tolerant foliage and aromatic fruit; effective for coastal stabilization and are salt-tolerant.
Virginia Rose (*Rosa virginiana*)	Fifteen (15) three to four-foot specimens, planted 8-feet on center	Aesthetically pleasing showy pink summer blooms with summer fruit; attracts butterflies, bees, and songbirds; drought and salt-tolerant.
Seaside Goldenrod (*Solidago sempervirens*)	one-gallon specimens, planted 3-feet on center as allowable	Showy yellow inflorescence, fleshy leaves well-adapted to salt spray; great for pollinators such as monarch butterflies; low maintenance
Montauk Daisy (*Nipponanthemum nipponicum*)	one-gallon specimens, planted 3-feet on center as allowable	Bushy, salt-tolerant plant with showy flowers that attract insects.

*Plant materials can be obtained from regional or local vendors.

The pervious pavers with detail and maintenance specifications depicted on Sheet 2 of 3 are proposed for the rehabilitated dwelling parking and patio areas within the previously-developed upland TBZ and outside the TBZ; however, within the Protected Shoreland. In accordance with Env-Wt 307.03, these pervious pavers, as well as the proposed infiltration strips, will optimize groundwater infiltration and better manage stormwater, where currently no stormwater management or mitigation exists.

In accordance with Env-Wt 313.03(a) this proposal represents the least impacting alternative that achieves the applicants' project goals. The limit of disturbance is depicted by the Proposed "Filtrexx Silt-Soxx" line on Sheets 1 through 3 in the plan set. The small size of the lot requires temporary impacts to the majority of the lot; however, the environmental benefits are substantial and will persist on the rehabilitated oceanfront property. In addition, temporary impacts required for minor grading and construction soil and

sand lay down areas have been limited to the extent practicable. The proposed dwelling set back approximately one foot further away from the HOTL, the reference line for the TBZ and Shoreland setbacks. This project pays substantial environmental consideration and demonstrates a commitment to offsetting the permanent impacts by providing for optimum groundwater infiltration.

As proposed, this project would not be able to be undertaken without earth moving and construction equipment in the previously-developed upland TBZ, the previously disturbed Protected Shoreland, and the Town of 50-foot wetland buffer. Customary Best Management Practices (BMPs) in the form of silt-soxx will be implemented prior to construction and maintained during construction, and any exposed soil surfaces will be addressed. The small 145 SF area of lawn located at the front of the dwelling will be temporarily stabilized then sown with a native grass seed and mulched with straw to for optimum vegetative stability. Sandy areas will be managed by the contractor, as needed. The maintenance requirements of the pervious pavers, the perimeter infiltration strips, pervious stone reservoirs, and the silt-soxx are outlined on Sheet 3 of the plan set. The applicant has approached and engaged in dialogue with the neighbors relative to their intentions and designs for the rehabilitated dwelling. The rehabilitation will improve the overall while providing significant environmental improvements in this coastal neighborhood. Please refer to the enclosed abutter concurrence letters.

Mission has conducted the required Natural Heritage Bureau (NHB) consultation and has corresponded with staff relative to the potential presence of field wormwood (*Artemisia campestris* ssp. *caudata*) and sand dropseed (*Sporobolus cryptandrus*) associated with the sandy areas on the oceanfront area of the site. The applicant will continue to cooperate with NHB throughout the permit review period (refer to the NHB Consultation #22-0373 included in this application package).

The Coastal Functional Assessment section of the application package includes the Coastal Resource Worksheet prepared relative to the previously-developed upland TBZ associated with the Atlantic Ocean. It should be noted that there are no proposed impacts to the Atlantic Ocean, the adjacent offsite sand dune area and board walk/path on town property. The project in the previously-developed upland TBZ will pose no impacts or adverse effects to the TBZ to continue to provide services to the Atlantic Ocean. The project has been designed in a similar footprint area and the where proposed patio surface construction and reconfiguration could not be avoided to meet the applicants' goals, the applicant has committed to incorporating state-of-the-art pervious technologies as mitigation. There are no proposed impacts to marshes, hydrologic connectivity, vernal pools, fisheries, floodplain wetlands, riverine systems, and or wetlands associated with drinking water supplies. Moreover, this project will not impair the function of the Atlantic Ocean to provide navigation, recreation, or commerce of the general public. In fact, the substantial commitment to pervious technologies will result in an improvement in the event of coastal storms or surges. This project poses no impacts to beach or tidal sediment replenishment and movement of sediments along the Atlantic Ocean and will have no impact on the ability of a tidal wetland to dissipate wave energy. There is seawall that fortifies the upland TBZ and protects all properties. Additionally, the project will pose no impact to the salinity levels of tidal environments.

In order to satisfy requirements under the new coastal rules, the NHDES Wetlands Bureau requires that the applicant address Env-Wt 603.05, Coastal Vulnerability Assessment (CVA) in narrative format within the scope of this application (refer to the Coastal Functional Assessment of the application package). The New Hampshire Coastal Flood Risk Summary Guidance document was consulted for reference in estimating Relative Sea Level Rise (RSLR) scenarios based on risk tolerance. Referring to the attached CVA figures, the proposed dwelling and associated improvements would not be flooded at the 1', 2', 4', and 6' SLR scenarios; however, the parcel would be partially flooded at the 8' SLR scenario.

The applicant expects that the dwelling will exist for a typical expectancy/duration until such time that additional improvements are needed, warranted, or may be required as a result of sea level rise. For

purposes of the CVA, this is estimated to be 50 to 100 years (Year 2100). As such, the RSLR of 3.8' for 2100 for these medium-risk tolerance components would not put them at various degrees of risk with a 4' 6' 8' SLR scenario. The dwelling components are located on a parcel of land associated with a VE elevation of 14' per the Federal Emergency Management Act (FEMA) Flood Insurance Rate Map Panel 33015C 0433E. Although coastal storm events are frequent in the Seacoast region, the proposed coastal dwelling will be constructed on pilings and be equipped with breakaway walls to accommodate any coastal storm surge and or coastal flood events. Moreover, the local Town of Hampton building code for this zone requires an additional foot of freeboard from the FEMA VE elevation of 14' so finished floor (lowest framing member) will be constructed at no less than elevation 15'. Coastal surges and flood waters will pass unobstructed under the building supported by concrete piles. As such, the proposed dwelling will accommodate SLR or flood events coupled with any SLR scenario, albeit some damage may occur. The rehabilitated dwelling and ADU conversion coupled with abundance pervious surface conversion will have no implications on public property and may, in fact, reduce the potential for extensive storm damage offsite. The 1% Baseline Flood Elevation plotted on the 2', 4', 6', 8' SLR scenarios place the dwelling and ADU in an inundated condition with a storm surge. However, given the RSLR of 3.8 in 2100, it is unlikely that the dwelling will suffer extensive damage, with a presumably MHHW elevation at approximately elevation 10' (+ 3.8~ 13.8'), and a finished floor elevation 15'. There is a moderate probability of potential minor damage for these proposed components within their life expectancy; however, as previously discussed, the building and converted garage/ADU must be built on piles at or above elevation 14', per FEMA with the additional foot at 15' for local Town of Hampton building code. Damage to the medium risk tolerance above the ground dwelling assets given potential for RSLR-induced groundwater rise is not likely, given the somewhat excessively-drained Urban land- Hoosic complex sandy loams and coarse sands soils deep in the profile. These soils have which have an estimated seasonal groundwater table below 80". Moreover, the assets, in any sea level rise scenario would be afforded some level of protection given the seawall which protects the town-owned land and, by extension, other private properties along Nor' East Lane.

In accordance with Env-Wt 310.01(c)(5)(g), the general sequence of construction activity is as follows:

1. Mark/stake areas for permanent and temporary impacts.
2. Install erosion and sediment control measures as depicted on the plans.
3. Conduct minor earth work to prepare the area for demolition and pile and foundation construction.
4. Prepare areas for concrete pouring.
5. Conduct dwelling construction activities; prepare profiles for pervious surface components.
6. Loam and seed any temporarily disturbed areas with grass mix and mulch with straw to promote optimum stabilization (no fertilizer in TBZ).
7. Conduct TBZE planting in accordance with Table 1.
8. Conduct routine monitoring of the silt-soxx sediment control measures and incorporate remedial measures, as necessary, throughout the duration of active construction until areas are stabilized.
9. Remove erosion and sediment control measures upon stabilization.

Mission trusts this proposed project meets all requirements to the greatest extent practicable and is satisfactory to the Wetlands Bureau. We ask that a wetland permit be issued for this project to proceed. Please feel free to call with any questions regarding this Minor Impact application.

Respectfully Submitted,
Mission Wetland & Ecological Services, LLC.

Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland Ecologist

Attachments: NHDES Wetlands Bureau application package

Cc: Sweet Nectar, LLC (Michael Kettenbach) – property owner, electronic via e-mail
Brianna O'Brien – Town of Hampton Conservation Coordinator
Henry Boyd, LLS – Millennium Engineering, Inc, electronic via e-mail
Timothy Phoenix, Esq. – Hoefle, Phoenix, Gormley & Roberts, PLLC, electronic via email

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: **TOWN NAME:** Hampton

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver to the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III (b). For more information, please consult the request form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☐ Yes ☒ No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	☐ Yes ☒ No

• Protected species or habitat?
  ○ If yes, species or habitat name(s): potential sand dropseed and field wormwood
  ○ NHB Project ID #: NHB-22-0373 (refer to NHB consultation info)
	☐ Yes ☒ No

• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): N/A • A copy of the application was sent to the LAC on Month: Day: Year: N/A	☐ Yes ☒ No

For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	☐ Yes ☐ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (se Wetland Permit Planning Tool or Stream Stats): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Please refer to the enclosed project narrative of this Minor impact permit application.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 28 Nor' East Lane

TOWN/CITY: Hampton

TAX MAP/BLOCK/LOT/UNIT: TM 99, Lot 4

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Atlantic Ocean
☒ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 42 57.11349° North
70.47.10698° West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: Sweet Nectar, LLC		
MAILING ADDRESS: 1201 North Market Street		
TOWN/CITY: Wilmington	STATE: DE	ZIP CODE: 19801
EMAIL ADDRESS: kettenbach_mich@yahoo.com		
FAX: N/A	PHONE: (978) 376-5662	

ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Sergio Bonilla, PWS, CWS, CESSWI		
COMPANY NAME: Mission Wetland & Ecological Services, LLC -		
MAILING ADDRESS: P.O. Box 4028		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03802
EMAIL ADDRESS: missionwetland@gmail.com		
FAX:	PHONE: (603) 361-3204	

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☒ Same as applicant

NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Please refer to the enclosed project narrative. Per Section 4 of the Coastal Resources Worksheet, the Vulvernerability Assessment has been addressed in the narrative associated with this Minor Impact permit application.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a))*. Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10))*.

Please refer to the application checklist to ensure that you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). You can use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	3,736		☐	2,167		☐
	Docking - Tidal Water			☐			☐
TOTAL		3,736			**5,903**		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE**: Flat fee of $400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of $400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	5,903 SF	× $0.40 =	$	2,362.
Seasonal docking structure:	SF	× $2.00 =	$	
Permanent docking structure:	SF	× $4.00 =	$	
Projects proposing shoreline structures (including docks) add $400 =			$	
Total =			$	
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$	2,362.

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project	☒ Minor Project	☐ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: MH SA	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: MH SA	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: MH SA	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: MH SA	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Michael Kettenbach	DATE: 2/25/22
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY: (see authorization form)	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Sergio Bonilla	DATE: 3/3/22

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a),(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to “Treasurer – State of NH”.

PROJECT PHOTOGRAPHIC LOG

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Sweet Nectar, LLC	28 Nor'East Lane (TM 99, Lot 4) Hampton, New Hampshire	21-047

Photo No.	**Date:**
1	10/28/21

Description:

Facing east at the street side of the existing dwelling proposed for rehabilitation into a contemporary coastal New Hampshire home. Invasive vegetation will be removed and the Tidal Buffer Zone (TBZ) will be planted with native enhancement shrubs and herbs. All impervious asphalt surfaces are proposed to be converted to pervious pavers.

Photo No.	**Date:**
2	10/28/21

Description:

Facing northwest at the rear of the existing dwelling. The 6-foot wide American beachgrass (*Ammophila breviligulata*) community in the foreground will remain and a patio composed of pervious pavers will replace the timber deck. Individual beachgrass culms will be transplanted into the American beachgrass community at the seawall.

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Sweet Nectar, LLC	28 Nor'East Lane (TM 99, Lot 4) Hampton, New Hampshire	21-047

Photo No.	**Date:**
3	10/28/21

Description:

Facing northwest at the existing garage to be converted to an Accessory Dwelling Unit. The unit will be constructed on piles to maintain FEMA compliance. All impervious asphalt will be converted to pervious pavers, the invasive rugosa roses will be removed, and planted with native enhancement plantings.

Photo No.	**Date:**
4	10/28/21

Description:

Facing east at the existing wooden walkway that will be reduced in size and reconfigured to serve the proposed pervious paver patio and the beach. All invasive rugosa rose (*Rosa rugosa*) thickets will be removed and planted with native enhancement shrubs such as Virginia rose (*Rosa virginiana*) and other assorted native TBZE plants.

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Sweet Nectar, LLC	28 Nor'East Lane (TM 99, Lot 4) Hampton, New Hampshire	21-047

Photo No.	**Date:**
5	10/28/21

Description:

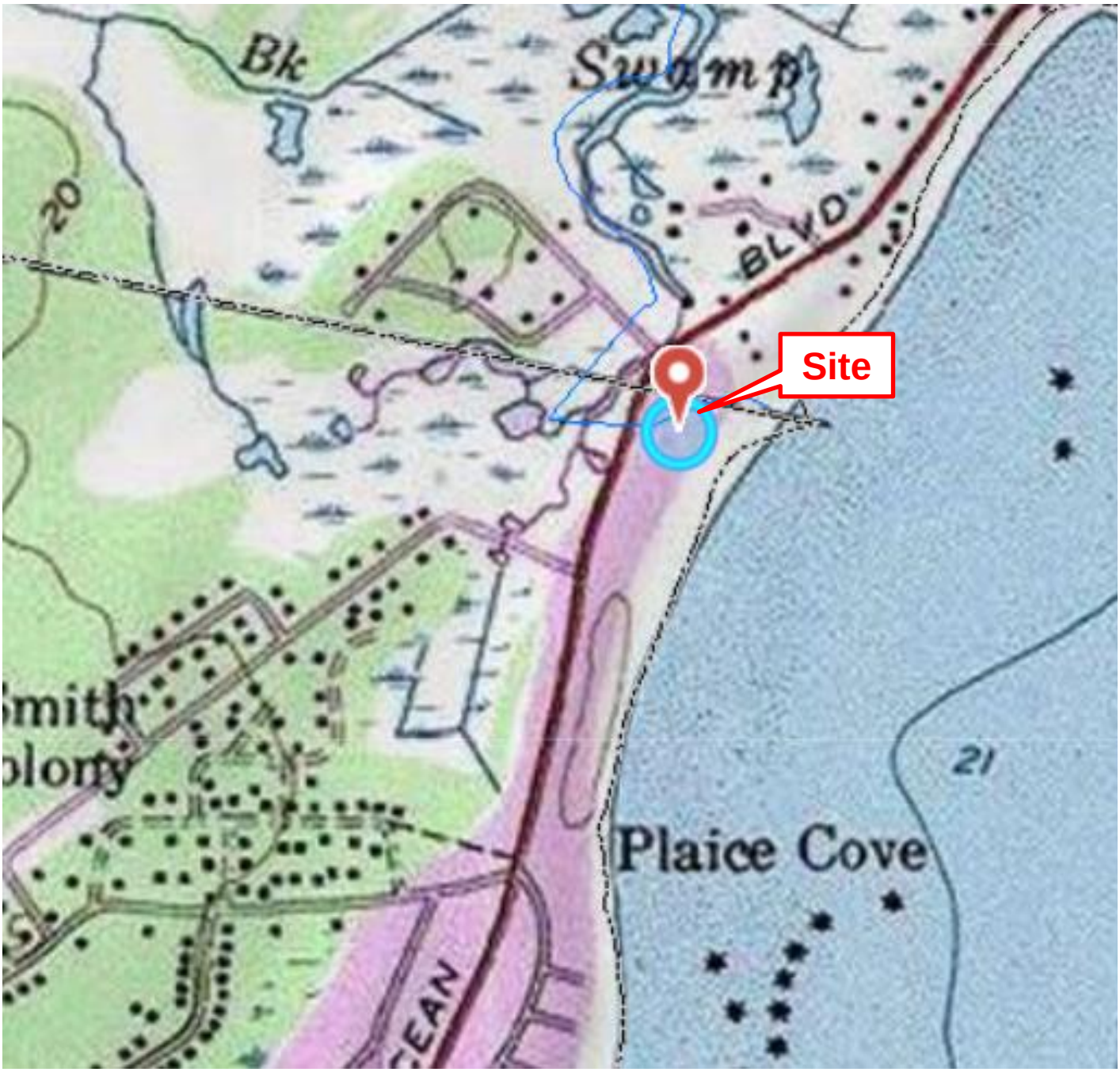
Facing west at existing invasive rugosa rose to removed and replanted with native enhancement shrubs such as Virginia rose, beach plum (*Prunus maritima*), and serviceberry (Amelanchier canadensis).

Photo No.	**Date:**
6	10/28/21

Description:

Facing northeast at the existing deck, wooden walkway (to be reconfigured), assorted slate pavers, a planted ornamental pine (*Pinus* spp.), and 6-foot wide beachgrass community running adjacent to the seawall.

LOCUS MAP AND TAX MAP



0.4km

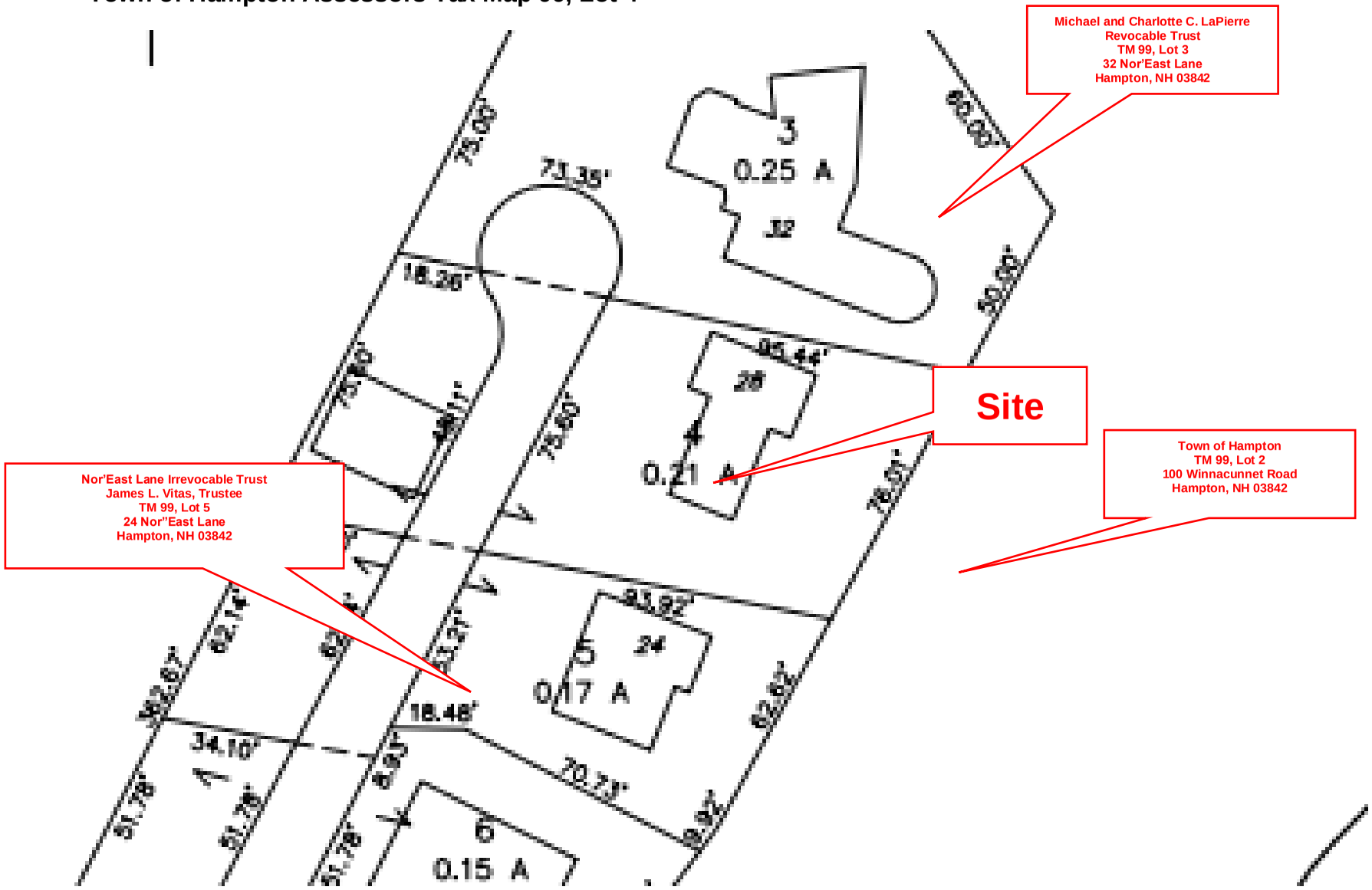
SITE LOCUS MAP

28 Nor'East Lane
Hampton, NH

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

FIGURE 1

Town of Hampton Assessors Tax Map 99, Lot 4



ABUTTER LIST, NOTIFICATIONS,

AND

PROOF OF CERTIFIED MAILINGS

MISSION
WETLAND & ECOLOGICAL SERVICES, LLC

ABUTTERS LIST

Client Name:	Site Location: 28 Nor' East Lane	Project No.
Sweet Nectar, LLC	Hampton, New Hampshire (Tax Map 99, Lot 4)	21-047

Michel and Charlotte C. LaPierre Revocable Trust
32 Nor'East Lane (Tax Map 99, Lot 3)
Hampton, NH 03842

Nor'East Lane Irrevocable Trust
James L. Vitas, Trustee
24 Nor'East Lane (Tax Map 99, Lot 5)
Hampton, NH 03842

Town of Hampton
100 Winnacunnet Road
Tax Map 99, L 2
Hampton, NH 03842

A B U T T E R N O T I F I C A T I O N
O F
W E T L A N D S P E R M I T A P P L I C A T I O N

Via Certified Mail/Return Receipt Requested

March 3, 2022

Town of Hampton
Tax Map 99, Lot 2
100 Winnacunnet Road
Hampton, NH 03842

Re: NHDES Wetland Permit Application
28 Nor'East Lane
Hampton, NH 03842
Tax Map 99, Lot 4

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minor Impact Permit* for the proposed addition and site improvements of an existing single-family dwelling at the above-referenced location. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

Once the permit application is submitted to NHDES, a copy of the permit application, including the plans associated with the project proposal, will be available for public review at the Town Clerk's Office in Hampton, New Hampshire. A copy of the permit application, including the plans associated with the project proposal, can also be reviewed at the NHDES headquarters in Concord. It is suggested that you review Covid-19 protocol and call ahead (603-271-2147) to ensure the application(s) is available for review.

If you have questions, you may contact Michael Kettenbach or Sergio Bonilla at the contact information provided below.

Sincerely,

Sweet Nectar, LLC (Michael Kettenbach)
1201 North Market Street
Wilmington, DE 19801
(978) 376-5662
kettenbach_mich@yahoo.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

A B U T T E R N O T I F I C A T I O N
O F
W E T L A N D S P E R M I T A P P L I C A T I O N

Via Certified Mail/Return Receipt Requested

March 3, 2022

Michel and Charlotte C. LaPierre Revocable Trust
Tax Map 99, Lot 3
32 Nor'East Lane
Hampton, NH 03842

Re: NHDES Wetland Permit Application
28 Nor'East Lane
Hampton, NH 03842
Tax Map 99, Lot 4

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minor Impact Permit* for the proposed addition and site improvements of an existing single-family dwelling at the above-referenced location. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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If you have questions, you may contact Michael Kettenbach or Sergio Bonilla at the contact information provided below.

Sincerely,

Sweet Nectar, LLC (Michael Kettenbach)
1201 North Market Street
Wilmington, DE 19801
(978) 376-5662
kettenbach_mich@yahoo.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

A B U T T E R N O T I F I C A T I O N
O F
W E T L A N D S P E R M I T A P P L I C A T I O N

Via Certified Mail/Return Receipt Requested

March 3, 2022

Nor'East Lane Irrevocable Trust
Tax Map 99, Lot 5
24 Nor'East Lane
Hampton, NH 03842

Re: NHDES Wetland Permit Application
28 Nor'East Lane
Hampton, NH 03842
Tax Map 99, Lot 4

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minor Impact Permit* for the proposed addition and site improvements of an existing single-family dwelling at the above-referenced location. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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If you have questions, you may contact Michael Kettenbach or Sergio Bonilla at the contact information provided below.

Sincerely,

Sweet Nectar, LLC (Michael Kettenbach)
1201 North Market Street
Wilmington, DE 19801
(978) 376-5662
kettenbach_mich@yahoo.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

7021 1970 0001 7566 4464 WL

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Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	$3.05
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$7.38

0801 12
PORTSMOUTH NH 03801
Postmark Here
MAR - 3 2022
03/03/2022 USPS

Sent To: Town of Hampton
Street and Apt. No., or PO Box No.: 100 Winnacunnet Road
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	$3.05
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$7.38

0801 12
PORTSMOUTH NH 03801
Postmark Here
MAR 3 2022
03/03/2022 USPS

Sent To: Town of Hampton
Street and Apt. No., or PO Box No.: 100 Winnacunnet Road
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$7.38

0801 12
PORTSMOUTH NH 03801
Postmark Here
MAR - 3 2022
03/03/2022 USPS

Sent To: Michael & Charlotte C. Lefebvre Revocable Trust
Street and Apt. No., or PO Box No.: 32 Nor'East Lane
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$7.38

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PORTSMOUTH NH 03801
Postmark Here
MAR 3 2022
03/03/2022 USPS

Sent To: Michael & Charlotte C. Lefebvre Revocable Trust
Street and Apt. No., or PO Box No.: 32 Nor'East Lane
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.58
Total Postage and Fees	$7.38

0801 12
PORTSMOUTH NH 03801
Postmark Here
MAR - 3 2022
03/03/2022 USPS

Sent To: Nor'East Lane Irrevocable Trust
Street and Apt. No., or PO Box No.: 24 Nor'East Lane
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$7.38

0801 12
PORTSMOUTH NH 03801
Postmark Here
MAR - 3 2022
03/03/2022 USPS

Sent To: Nor'East Lane Irrevocable Trust
Street and Apt. No., or PO Box No.: 24 Nor'East Lane
City, State, ZIP+4®: Hampton, NH 03842

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

AUTHORIZATION AND ABUTTER CONCURRENCE

Applicants Letter of Authorization

I, Michael Kettenbach, applicant of the wetlands permits associated with the residence located at 28 Nor'East Lane in Hampton, New Hampshire, hereby authorize Mission Wetland & Ecological Services, LLC (Mission) to be my agent in matters concerning Local and State wetland permitting for the proposed project. This includes the proposed improvements for the property located on Tax Map 99, Lot 11A as identified on the Town of Hampton tax assessor's maps. This shall include all required signatures.

Signature Applicant	Mike Kettenbach Print Name	11-11-21 Date
Diane Belanger Witness	Diane Belanger Print Name	11-11-21 Date

E # 21064829 10/14/2021 08:18:49 AM
Book 6340 Page 2210 Page 1 of 2
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	ROA589203	25.00
TRANSFER TAX	RO110392	34,500.00
RECORDING		14.00
SURCHARGE		2.00

After recording please return to:

GCG
214 N. Main St.
Concord, NH 03301

WARRANTY DEED

STEPHEN A. JAMES, TRUSTEE OF STEPHEN A. JAMES TRUST, u/d/t dated March 23, 2004, and any amendments thereto, of 71 Beacon Street, Boston, MA 02108, for consideration paid, grants to **SWEET NECTAR LLC,** a Delaware limited liability company with an address of 1201 North Market Street, Wilmington, DE 19801, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any improvements thereon, situated on Nor'East Lane in Hampton, County of Rockingham, State of New Hampshire, being Lot No. 574 on Plan of North Shore Lots made on February 1919, by Wm. A. Grover, C.E., revised in 1975, as recorded in the Rockingham County District Registry of Deeds as Plan #D-5018 and also "Revised Lease Plan Lots 567 – 576 North Shore Lots, Hampton Beach, N.H." as recorded in the Rockingham County District Registry of Deeds as Plan D-13952 to which references are made for a more particular description.

Subject to easements, restrictions, covenants and other matters of record insofar as they may be in force and applicable.

Being the same premises conveyed to the Grantor by Deed dated May 8, 2014 and recorded in the Rockingham County Registry of Deeds at Book 5531, Page 2077. See also deed from the Town of Hampton to Frances A. James recorded at Book 2659 Page 312 and Rockingham County Superior Court Case No. 85-E-537, Stipulation for Judgment between John A. James and Frances A. James and the Town of Hampton. It should be noted that the present Lot #574 as shown on Plan of North Shore Lots made in February 1919 by Wm. A. Grover, C.E., revised in 1975 consists of Lot #574 and Lot #575 as shown on the original Plan showing Part Hampton Beach made in February 1919 by Wm. A. Grover, C.E.

This is not homestead property.

Trustee Certificate

The undersigned trustee, as trustee of the Stephen A. James Trust, under Trust Agreement dated March 23, 2014, and pursuant thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The trust agreement has not been revoked, modified or amended in any manner which would cause the representations contained in this trustee certificate to be incorrect.

IN WITNESS WHEREOF, executed this 13th day of October 2021.

STEPHEN A. JAMES TRUST

Stephen A. James, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 13th day of October 2021, by Stephen A. James, Trustee of the Stephen A. James Trust known or satisfactory proven to me to be the person whose name is subscribed herein and who executed the foregoing instrument for the purposes herein contained.

Notary Public/Justice of the Peace
My commission expires:

CAROLINE K. LEONARD
NOTARY PUBLIC
NEW HAMPSHIRE

CAROLINE K. LEONARD
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
November 14, 2023

January 31, 2022

Sweet Nectar, LLC
Michael Kettenbach
1201 North Market Street
Wilmington, DE 19801

Nor'East Lane Irrevocable Trust
James L. Vitas, Trustee
24 Nor'East Lane (Tax Map 99, Lot 5)
Hampton, NH 03842

Re: Abutter Concurrence for NHDES Wetlands Bureau
Jurisdictional Impacts within 10 feet of property line [Env-Wt 307.13(d)]

I, James L. Vitas Trustee, am the owner (or authorized representative of the owner) of the property located at 24 Nor'East Lane in the Town of Hampton, identified by the Town Assessor Tax Map 99, as Lot 5. I understand that a project on property immediately abutting mine to the north, located at 28 Nor'East Lane on Lot 4 is requesting concurrence for impacts for a home rehabilitation to the previously-developed upland TBZ within 10-feet of our shared property boundary. I concur with the impacts within ten feet of this shared property boundary.

Signature _____ Date: 2-26-22

Witness Jean Vitas Date: 2-26-22

January 31, 2022

Sweet Nectar, LLC
Michael Kettenbach
1201 North Market Street
Wilmington, DE 19801

Michel and Charlotte C. LaPierre Revocable Trust
32 Nor'East Lane (Tax Map 99, Lot 3)
Hampton, NH 03842

Re: Abutter Concurrence for NHDES Wetlands Bureau
Jurisdictional Impacts within 10 feet of property line [Env-Wt 307.13(d)]

I, _____, am the owner (or authorized representative of the owner) of the property located at 32 Nor'East Lane in the Town of Hampton, identified by the Town Assessor Tax Map 99, as Lot 3. I understand that a project on property immediately abutting mine to the south, located at 28 Nor'East Lane on Lot 4 is requesting concurrence for impacts for a home rehabilitation to the previously-developed upland TBZ within 10-feet of our shared property boundary. I concur with the impacts within ten feet of this shared property boundary.

Signature_____ Date:_____

Witness_____ Date:_____

NEW HAMPSHIRE NATURAL HERITAGE BUREAU REPORT AND PROJECT CORRESPONDENCE

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

To: Sergio Bonilla, Mission Wetland & Ecological Services, LLC
P.O. Box 4028
Portsmouth, NH 03802

From: NHB Review, NH Natural Heritage Bureau
Date: 2/11/2022 (valid until 02/11/2023)
Re: Review by NH Natural Heritage Bureau
Permits: MUNICIPAL POR - Hampton, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Minimum

NHB ID: **NHB22-0373** Town: Hampton Location: 28 Nor'East Lane
Description: The existing home on a 0.21 acre parcel located in the previously developed Tidal Buffer Zone and Protected Shoreland, is proposed to be rehabilitated with a contemporary coastal New England Home on a reconfigured footprint. Environmental attributes include removal of invasive shrubs, planting of native shrubs, installation of stormwater infiltration strips where currently no stormwater management exists, and substantial decrease in impervious surface through removal of asphalt and installation of state-of-the art pervious pavers. Reduction of impervious surface in the TBZ = 18.3%; reduction in impervious in the Protected Shoreland = 17.7%

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments **NHB: Please provide photos of any naturalized sandy areas on the property. Provide a current aerial that shows existing buildings and lawn.**
F&G: No Comments At This Time

Plant species	State[1]	Federal	Notes
field wormwood (*Artemisia campestris ssp. caudata*)*	E	--	This species grows in dry dune systems and is sensitive to disturbances that eliminate its habitat or disturb the natural dynamics of the dune area.
sand dropseed (*Sporobolus cryptandrus*)*	E	--	This species grows in dry dune systems and is sensitive to disturbances that eliminate its habitat or disturb the natural dynamics of the dune area.

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.
information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Re: NHB Review: NHB22-0373

1 message

Sergio Bonilla <missionwetland@gmail.com> Mon, Feb 21, 2022 at 9:41 AM
To: "DNCR: NHB Review" <nhbreview@dncr.nh.gov>, "Bouchard, Jessica" <Jessica.R.Bouchard@dncr.nh.gov>
Cc: mike kettenbach <kettenbach_mich@yahoo.com>

Hello Jessica,

Thank you for the report. The applicant is proposing to demolish and rehabilitate a contemporary coastal New England home within a similar footprint of the existing building with minor reconfigurations to square off the dwelling and patios, and bring the structure into compliance with FEMA. In addition, site improvements will be made in the form of pervious patio surfaces (see the attached photolog) and native Tidal Buffer Zone Enhancement (TBZE) plantings. During fall 2021 field visits, Mission did not readily encounter field wormwood (*Artemisia campestris* ssp. *caudata*) or sand dropseed (*Sporobolus cryptandrus*); however, associated with the existing parcel is an approximately six-foot wide beachgrass (*Ammophila breviligulata*) community located along the seawall and a few singular culms near and under the existing timber deck. The six-foot wide beachgrass community will remain and be protected during construction with orange construction fencing and the few individual culms will be transplanted to the community at the seawall in accordance with NH Coastal Program protocols. In addition, as directed, prior to any demolition activities, the areas for disturbance can be evaluated again for the presence of field wormwood and sand dropseed. Mission will traverse the naturalized sandy areas and conduct loop transects and report any elemental occurrences to the Natural Heritage Bureau. Any encountered protected plants will be identified with pin flags and can be transplanted to the beachgrass community at the seawall, again, in accordance with NH Coastal Program protocols.

As Mission has in the past, if need be, I will distribute informational packets to the contractor that contain all of the permitting documents and any of the protected plant species information. The contractor will maintain a copy of this document in the vicinity of the posted Wetland and Shoreland Permits at the construction site for their crew to reference. In addition, Mission will provide guidance to the contractor relative to protective and avoidance measures as well as steps to take in the event that any incidental transplanting to confirmed individual plants should become necessary.

Best Regards,

Sergio

On Wed, Feb 16, 2022 at 10:27 AM DNCR: NHB Review <nhbreview@dncr.nh.gov> wrote:

> Attached, please find the review we have completed. If your review memo includes potential impacts to plants or natural communities please contact me for further information. If your project had potential impacts to wildlife, please contact NH Fish and Game at the phone number listed on the review.
>
> Best,
> Jessica
>
> Jessica Bouchard
> Environmental Reviewer / Ecological Information Specialist
>
> NH Natural Heritage Bureau
> DNCR - Forests & Lands
> 172 Pembroke Rd
> Concord, NH 03301
> 603-271-2834

–
Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland & Wildlife Ecologist

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COASTAL FUNCTIONAL ASSESSMENT

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: Sweet Nectar, LLC

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The existing home is located at 28 Nor'East Lane and identified on the Town of Hampton assessor's maps as Tax Map 99, Lot 4. The property is located within the previously-developed 100-foot upland Tidal Buffer Zone (TBZ) or Protected Tidal Zone (PTZ) and the entire property is located in the Protected Shoreland. The coastal professionals utilized the wrack line on the beach as an indicator of the Highest Observable Tide Line (HOTL) 10/28/21 and then verified this HOTL again on 11/10/21 (Env-Wt 602.43). In this location, the Atlantic Ocean is classified, in accordance with the US Fish & Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et. al., 1979), as a marine intertidal system with an unconsolidated shore comprised of sand that is irregularly flooded (M2US2P).

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

There is an existing seawall that armors the residential dwellings on this portion of Nor'East Lane in Hampton, New Hampshire. Seaward of the seawall area large boulders that aid in dissipating wave energy during storm surges. These will continue to serve this purposes and protect this coastal area, the upland TBZ (PTZ), and the back dune in the vicinity from excessive erosion.

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

Refer to the narrative to for information on installation and maintenance of sedimentation control measures and soil and sand stockpile management to control erosion and subsequent water quality management. The applicant has conducted the Natural Heritage Bureau consultation (NHB#22-0373) relative to any potential protected vegetation associated with the site and will report any incidental encounters with protected species. The project has also filed for concurrent review of the Shoreland Permit application with the Shoreland Program of the NHDES. There is minor grading proposed with construction and areas will be backfilled with soil and/or sand cover and approximately 2,365 SF across the site will be planted with high quality native shrubs. These native plantings will replace approxinmately 1,469 SF of invasive rugosa rose (Rosa rugosa) shrub thickets. There are is no need for heavy machinery in jurisdictional wetlands, no wetland crossings or fill are proposed, and variances are being sought for setback relief and conversion within setbacks.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

Please refer to the enclosed project narrative.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

N/A Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

N/A For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

N/A Existing salt marsh and salt marsh migration pathways;

N/A Eelgrass beds;

N/A Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

N/A National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

N/A NOAA Essential Fish Habitat Mapper.

N/A Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☒ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☒ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

Refer to the enclosed project narrative and figures.

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

Refer to the enclosed project narrative and figures.

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

Refer to the project narrative and figures

Identify areas of the proposed project site subject to flooding from SLR.

Refer to the project narrative and figures

Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.

Refer to the enclosed project narrative and figures.

Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.

Refer to the enclosed project narrative and figures.

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: **N/A discussed on 2/23/22**

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

N/A Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

N/A Mean lower low water;

N/A Mean low water;

N/A Mean high water;

N/A Mean tide level;

N/A Mean higher high water;

☒ Highest observable tide line; and

☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

N/A The date, time of day, and weather conditions when water depths were recorded; and

☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

N/A Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

N/A Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

N/A To protect public safety; and

N/A Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

N/A Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and

N/A Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

N/A The standard conditions in Env-Wt 307;

N/A The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

N/A The approval criteria in Env-Wt 313.01;

N/A The evaluation criteria in Env-Wt 313.05;

N/A The project specific criteria in Env-Wt 600;

N/A The CFA required by Env-Wt 603.04; and

N/A The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

N/A Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

N/A Be designed with a preference for living shorelines over hardened stabilization practices; and

N/A Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

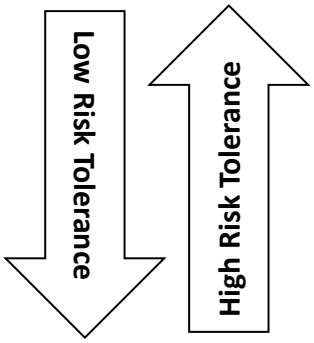
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: Sweet Nectar, LLC

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the Coastal Area Worksheet (NHDES-W-06-079) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the Avoidance and Minimization Written Narrative (NHDES-W-06-089) and the Avoidance and Minimization Checklist (NHDES-W-06-050) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)	
ADJACENT LAND USE: Coastal Waterfront Development	
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ☐ Yes ☒ No	
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 0	
SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Sergio Bonilla, CWS#261/Henry H. Boyd, Jr., LLS #904	
DATE(S) OF SITE VISIT(S): 10/28/21, 11/10/21	DELINEATION PER ENV-WT 406 COMPLETED? ☒ Yes ☐ No
CONFIRM THAT THE EVALUATION IS BASED ON: ☒ Office and ☒ Field examination.	
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"): ☒ USACE Highway Methodology. ***Relative to adjacent Atlantic Ocean with attention to the previously-developed upland Tidal Buffer Zone** ☐ Other scientifically supported method (enter name/ title):	

SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: HOTL Atlantic Ocean	LOCATION: (LAT/ LONG) 42 57.11349 N/70.47.10698 W
WETLAND AREA: Atlantic Ocean	DOMINANT WETLAND SYSTEMS PRESENT: M2US2P
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? several	COWARDIN CLASS: Marine (M2US2P)
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ☐ Yes ☒ No if not, where does the wetland lie in the drainage basin?	IS THE WETLAND PART OF: ☒ A wildlife corridor or ☐ A habitat island?
	IS THE WETLAND HUMAN-MADE? ☐ Yes ☒ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? ☒ Yes ☐ No	ARE VERNAL POOLS PRESENT? ☐ Yes ☒ No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? ☒ Yes ☐ No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ☐ Yes ☒ No
PROPOSED WETLAND IMPACT TYPE: temp/perm TBZ	PROPOSED WETLAND IMPACT AREA: 4,828 to TBZ

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

Wetland Name/Code: Atlantic Ocean (M2US2P) Evaluation Date: 10/28/21; 11/10/21 Evaluator: Sergio Bonilla,PWS,CWS

1 – ECOLOGICAL INTEGRITY

Evaluation Questions	Observations & Notes	Answers	Score
1. Are there land uses in the wetland's watershed that could degrade water quality in the wetland?	Point source and non-point source pollution within the watershed k=likely contributes to the degradation of water quality in the subject area of the Atlantic Ocean	a. Less than 5% of the watershed has land uses that could degrade water quality. b. 5-10% of the watershed has land uses that could degrade water quality. c. > 10% of the watershed has land uses that could degrade water quality.	10 (5) 1
2. Is there evidence of fill in the wetland?	There is evidence of fill in the Atlantic Ocean for infrastructure, utilities, coastal shoring and armoring.	a. Less than 1 % b. From 1-3 % c. More than 3 %	10 (5) 1
3. What percentage of the wetland has been altered by agricultural activities?	The Atlantic Ocean has not been directly altered by agricultural activities; however, non-point source pollution in runoff and in tributaries contribute to the nutrient input	a. Less than 5 % b. From 5 to 25 % c. More than 25 %	(10) 5 1
4. What percentage of the wetland has been adversely impacted by logging activity within the last 10 years?	Less than 1% of the Atlantic Ocean and the previously-developed upland TBZ has been affected by logging activity within the last 10 years.	a. Less than 1% b. From 1 to 10 % c. More than 10 %	(10) 5 1
5. How much human activity is taking place in the wetland (e.g. ATV use, trails, cars, dumping of brush and garbage, etc.)?	There is no activity taking place in the immediate Atlantic Ocean other than swimming and boating off in the distance.	a. Low: Few trails in use, little or no traffic, and little or no litter. b. Moderate: Some used trails, roads, litter c. High: Many trails, roads, and/or litter	(10) 5 1
6. What percentage of the wetland is occupied by invasive plant species?	Mission assumes that between 1-5% of the subject Atlantic Ocean is occupied by invasive species. Greater than 5% of the subject TBZ is occupied by invasive rugosa rose	a. None b. 1-5% of the wetland has invasive species c. > 5% of the wetland has invasive species	10 (5) 1
7. Are there roads, driveways and/or railroads crossing or adjacent to the wetland or come within 500 ft. of the wetland?	There are roads adjacent to the previously-developed upland TBZ which is associated with the reference line of the Atlantic Ocean.	a. No roads, driveways or railroads. within 500 ft. of, or in the wetland b. Roads, driveways, railroads are within 500 ft of the wetland c. Roads, driveways, railroads cross, or are adjacent to, the wetland	10 5 (1)
8. How much human activity is taking place in the upland within 500 feet of the wetland edge?	There is greater than 25% human activity in the Nor'East Lane neighborhood and within 500 feet.	a. Less than 5% or no activity b. Human activity evident in up to 25% of the 500 ft zone c. Human activity evident in more than 25% of the 500 ft zone	10 5 (1)
9. What is the percent of impervious surface within 500 feet of the wetland edge?	There is greater than 10% impervious area throughout the Nor'East Lane neghborhood	a. Less than 3% impervious area within 500 ft of the wetland edge b. 3-10% impervious area within 500 ft of the wetland edge c. Greater than 10% impervious area within 500 ft of the wetland edge	10 5 (1)
10. Is there a human-made structure that regulates the flow of water through the wetland?	Roads are present in the neighborhood and along the coastal route of New Hampshire along the Atlantic Ocean.	a. No human made structures present **upstream of, or in** the wetland. b. One or more human made structures present **upstream of, or** in the wetland but hydrologic modification is slight c. One or more human made structures present **upstream of, or** in the wetland that severely block or alter surface water hydrology	10 (5) 1

AVERAGE SCORE FOR ECOLOGICAL INTEGRITY
(Add scores for each question and divide by 10) 5.3

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☒ Yes ☐ No	Atlantic Ocean ecosystem (see NH Method data form)	☒ Yes ☐ No	4.3
2	☒ Yes ☐ No	1, 3, 4, 5, (6), 7, 8, 9, 10, 11, 12, 14,15, 16, 17	☒ Yes ☐ No	The Atlantic Ocean is of principal educational and scientific value
3	☒ Yes ☐ No	1,2,3,4,5,6,7	☒ Yes ☐ No	Fish and shellfish habitat is a principal function of the Atlantic Ocean.
4	☒ Yes ☐ No	1, 4, 5, 6, 7, 8, 9, 10, 11, 13,	☒ Yes ☐ No	Flood storage is a principal function of the Atlantic Ocean.
5	☒ Yes ☐ No	3, 4, 12, 17	☐ Yes ☒ No	Atlantic Ocean does not serve public water or aquifer recharge purposes
6	☒ Yes ☐ No	1, 2	☒ Yes ☐ No	Threatened and Endangered Species Habitat is a principal value of the Atlantic Ocean. Refer to the NHB Information section of this application package (NHB File # 22-0373) for two listed State Endangered plants that may be associated with the previously-developed upland TBZ. There are an abundance of Ferally-protected species associated with the Atlantic Ocean and the habitat it provides.
7	☒ Yes ☐ No	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	☒ Yes ☐ No	Nutrient Trapping/Retention/Transformation is a principal function of the Atlantic Ocean.
8	☒ Yes ☐ No	1, 2, 3, 4, 5, 6, 7, 8, 9, 11	☒ Yes ☐ No	Production Export is a principal function of the Atlantic Ocean.
9	☒ Yes ☐ No	1, 2, 3, 5, 6, 7, ,8 ,9, 10, 11, 12, 13	☒ Yes ☐ No	Scenic Quality is a principal value of the Atlantic Ocean.
10	☒ Yes ☐ No	1, 2, 3, 4, 7, 8, 10, 12, 15, 17	☒ Yes ☐ No	Sediment Trapping is a principal function of the Atlantic Ocean.
11	☒ Yes ☐ No	1, 3, 6, 9, 10, 11, 16	☐ Yes ☒ No	Shoreline Anchoring is occuring and but protects the TBZ from the Atlantic Ocean.

12	☒ Yes ☐ No	2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32	☒ Yes ☐ No	Uniqueness/Heritage is a principal value of the Atlantic Ocean.
13	☒ Yes ☐ No	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13	☒ Yes ☐ No	Water-based recreation is a principal value of the Atlantic Ocean.
14	☒ Yes ☐ No	1, 2, 3, 6, 7, 8, 12, 16, 19, 21, 24, 25	☒ Yes ☐ No	Wildlife habitat is a principal function of the Atlantic Ocean.

SECTION 5 - VERNAL POOL SUMMARY (Env-Wt 311.10)

Delineations of vernal pools shall be based on the characteristics listed in the definition of "vernal pool" in Env-Wt 104.44. To assist in the delineation, individuals may use either of the following references:

- *Identifying and Documenting Vernal Pools in New Hampshire 3rd Ed.*, 2016, published by the New Hampshire Fish and Game Department; or
- The USACE *Vernal Pool Assessment* draft guidance dated 9-10-2013 and form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

All vernal pool ID numbers are to be displayed and located on the wetland delineation of the subject property.

"Important Notes" are to include documented reproductive and wildlife values, landscape context, and relationship to other vernal pools/wetlands.

Note: For projects seeking federal approval from the USACE, please attach a completed copy of The USACE "Vernal Pool Assessment" form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

VERNAL POOL ID NUMBER	DATE(S) OBSERVED	PRIMARY INDICATORS PRESENT (LIST)	SECONDARY INDICATORS PRESENT (LIST)	LENGTH OF HYDROPERIOD	IMPORTANT NOTES
1	N/A				
2	N/A				
3	N/A				
4	N/A				
5	N/A				

SECTION 6 - STREAM RESOURCES SUMMARY

DESCRIPTION OF STREAM: N/A	STREAM TYPE (ROSGEN): N/A
HAVE FISHERIES BEEN DOCUMENTED? ☐ Yes ☐ No **N/A**	DOES THE STREAM SYSTEM APPEAR STABLE? ☐ Yes ☐ No **N/A**
OTHER KEY ON-SITE FUNCTIONS OF NOTE: N/A	

The following table can be used to compile data on stream resources. "Important Notes" are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☐ Yes ☐ No		☐ Yes ☐ No	
2	☐ Yes ☐ No		☐ Yes ☐ No	
3	☐ Yes ☐ No		☐ Yes ☐ No	
4	☐ Yes ☐ No		☐ Yes ☐ No	
5	☐ Yes ☐ No		☐ Yes ☐ No	
6	☐ Yes ☐ No		☐ Yes ☐ No	
7	☐ Yes ☐ No		☐ Yes ☐ No	
8	☐ Yes ☐ No		☐ Yes ☐ No	
9	☐ Yes ☐ No		☐ Yes ☐ No	
10	☐ Yes ☐ No		☐ Yes ☐ No	
11	☐ Yes ☐ No		☐ Yes ☐ No	
12	☐ Yes ☐ No		☐ Yes ☐ No	
13	☐ Yes ☐ No		☐ Yes ☐ No	
14	☐ Yes ☐ No		☐ Yes ☐ No	

SECTION 7 - ATTACHMENTS (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

- [N/A] Wildlife and vegetation diversity/abundance list.
- [☒] Photograph of wetland.
- [N/A] Wetland delineation plans showing wetlands, vernal pools, and streams in relation to the impact area and surrounding landscape. Wetland IDs, vernal pool IDs, and stream IDs must be indicated on the plans.
- [☒] For projects in tidal areas only: additional information required by Env-Wt 603.03/603.04. Please refer to the Coastal Area Worksheet (NHDES-W-06-079) for more information.

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05

STEP 3 TABLE A. RECOMMENDED DECADAL RSLR ESTIMATES (IN FEET ABOVE 2000 LEVELS) BASED ON RCP 4.5, PROJECT TIMEFRAME, AND TOLERANCE FOR FLOOD RISK.

TIMEFRAME	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
	Proposed Dwelling	Plan for the following RSLR estimate (ft)* *compared to sea level in the year 2000*		
	Lower magnitude, Higher probability	←	→	Higher magnitude, Lower probability
2030	0.7	0.9	1.0	1.1
2040	1.0	1.2	1.5	1.6
2050	1.3	1.6	2.0	2.3
2060	1.6	2.1	2.6	3.0
2070	2.0	2.5	3.3	3.7
2080	2.3	3.0	3.9	4.5
2090	2.6	3.4	4.6	5.3
2100	2.9	3.8	5.3	6.2
2110	3.3	4.4	6.1	7.3
2120	3.6	4.9	7.0	8.3
2130	3.9	5.4	7.9	9.3
2140	4.3	5.9	8.9	10.5
2150	4.6	6.4	9.9	11.7

*The colors (blue, red, purple, green) in Step 3 Table A correspond with the colors of the graph depicted in Figure 2 (see also Figure 4.5 in *Part I: Science*[17]). The RSLR estimates for High tolerance for flood risk projects correspond with K14, upper end of "likely" estimates for RCP4.5 (83% chance RSLR will not exceed this value). The RSLR estimates for Medium tolerance for flood risk projects correspond with K14, 1-in-20 chance estimates for RCP 4.5. The RSLR estimates for Low tolerance for flood risk projects correspond with K14, 1-in-100 chance estimates for RCP 4.5. The RSLR estimates for Very Low tolerance for flood risk projects correspond with K14, 1-in-200 chance estimates for RCP4.5. For K14, 1-in-1000 chance estimates, see Table 4.2 in *Part I: Science*.[17] Note that while the Bayesian probabilities associated with RSLR projections are useful, they have some limitations as described in Box 4.3 in *Part I: Science*.[17]

Your Organization | Sweet Nectar, LLC - 28 Nor'East Lane Hampton NH

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05

Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines

FEMA Floodplains

- 1 pct. Annual Chance Flood Hazarc
- Floodway
- 0.2 pct. Annual Chance Flood Haza
- Area of Undetermined Flood Hazar
- Area Protected by Levee

Notes

FEMA Floodplain Map

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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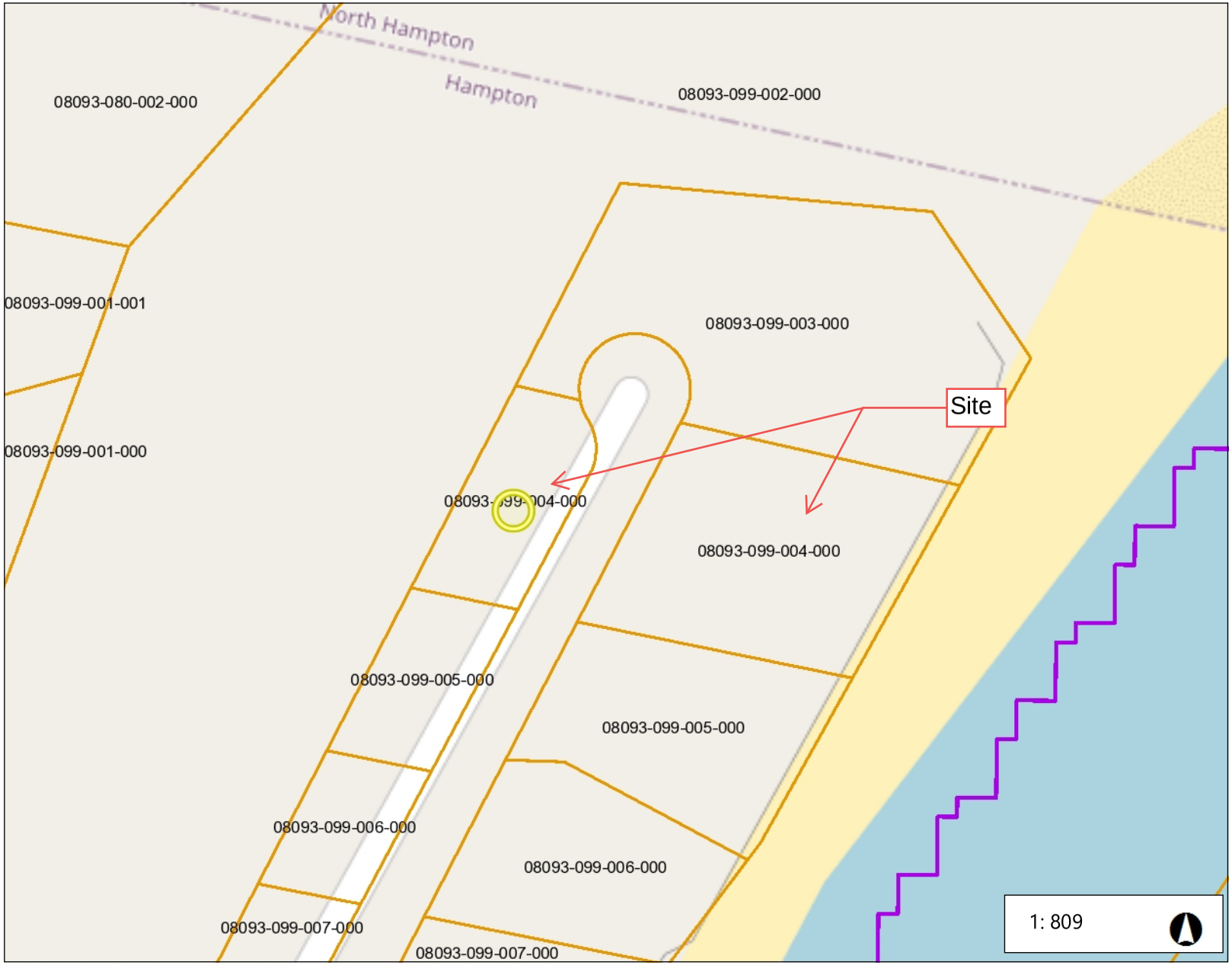
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines
- MHHW Baseline

Notes

MHHW Baseline

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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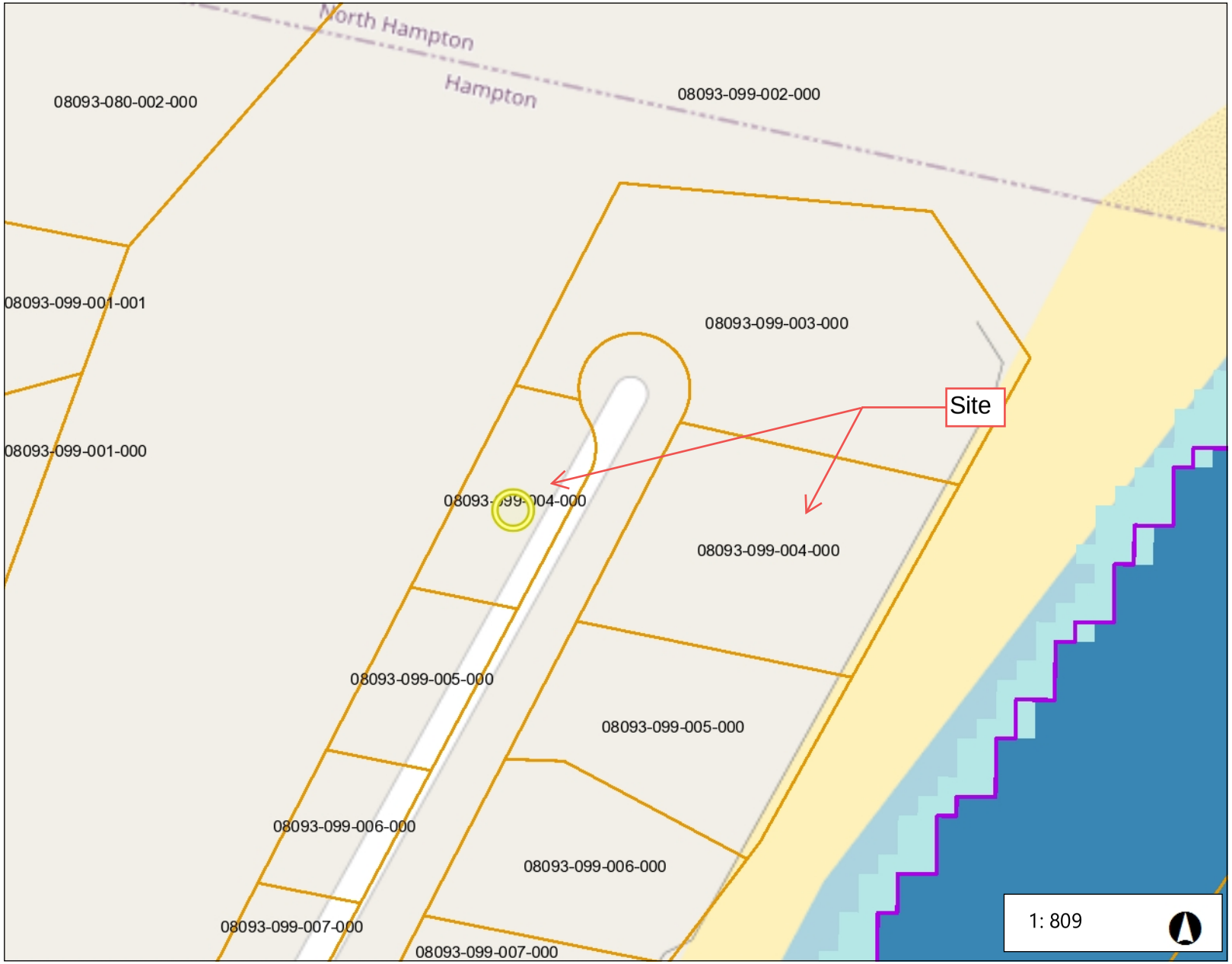
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10

Notes

MHHW Baseline + 1' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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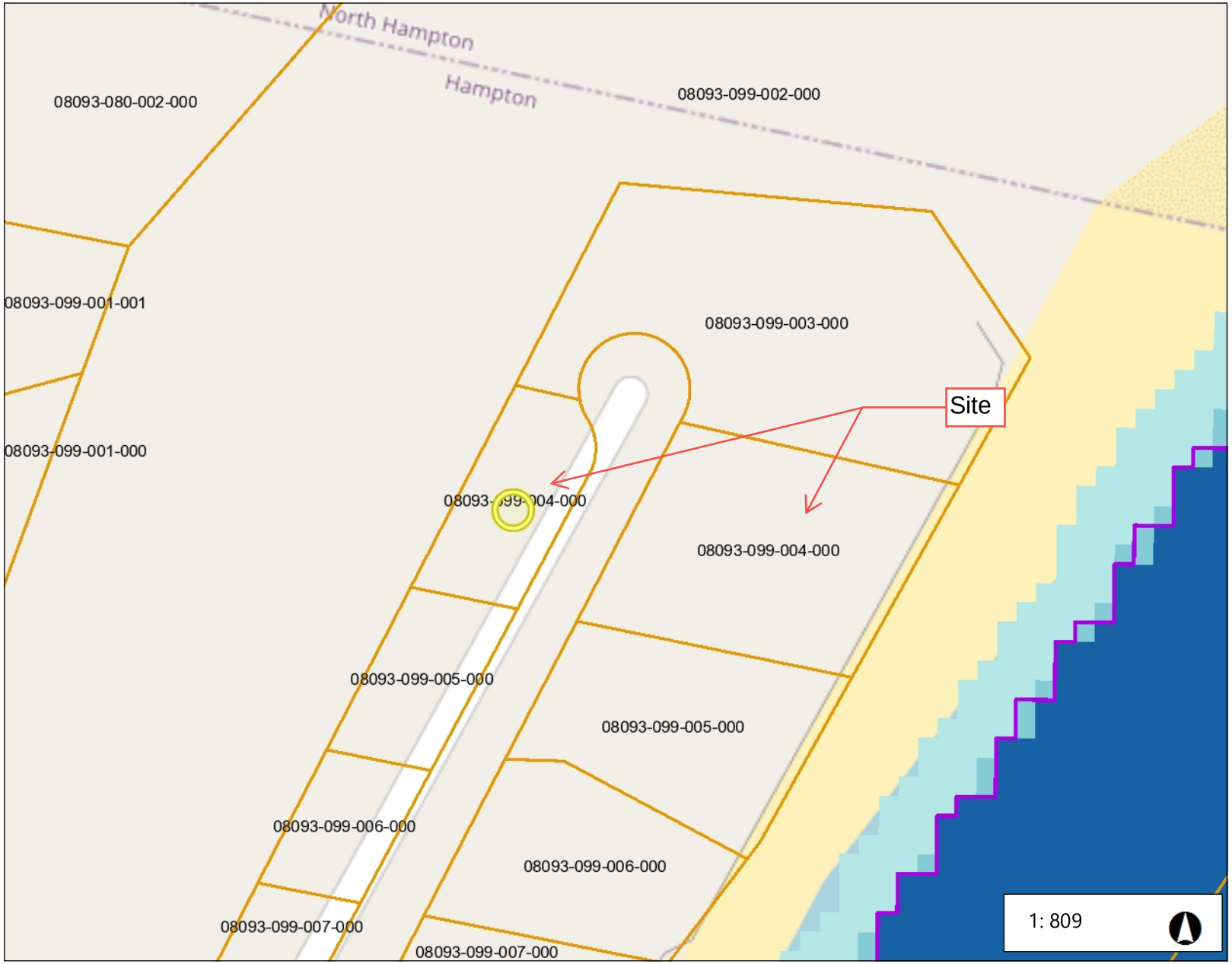
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 2-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 2' SLR Scenario

0.0 0 0.01 0.0 Miles

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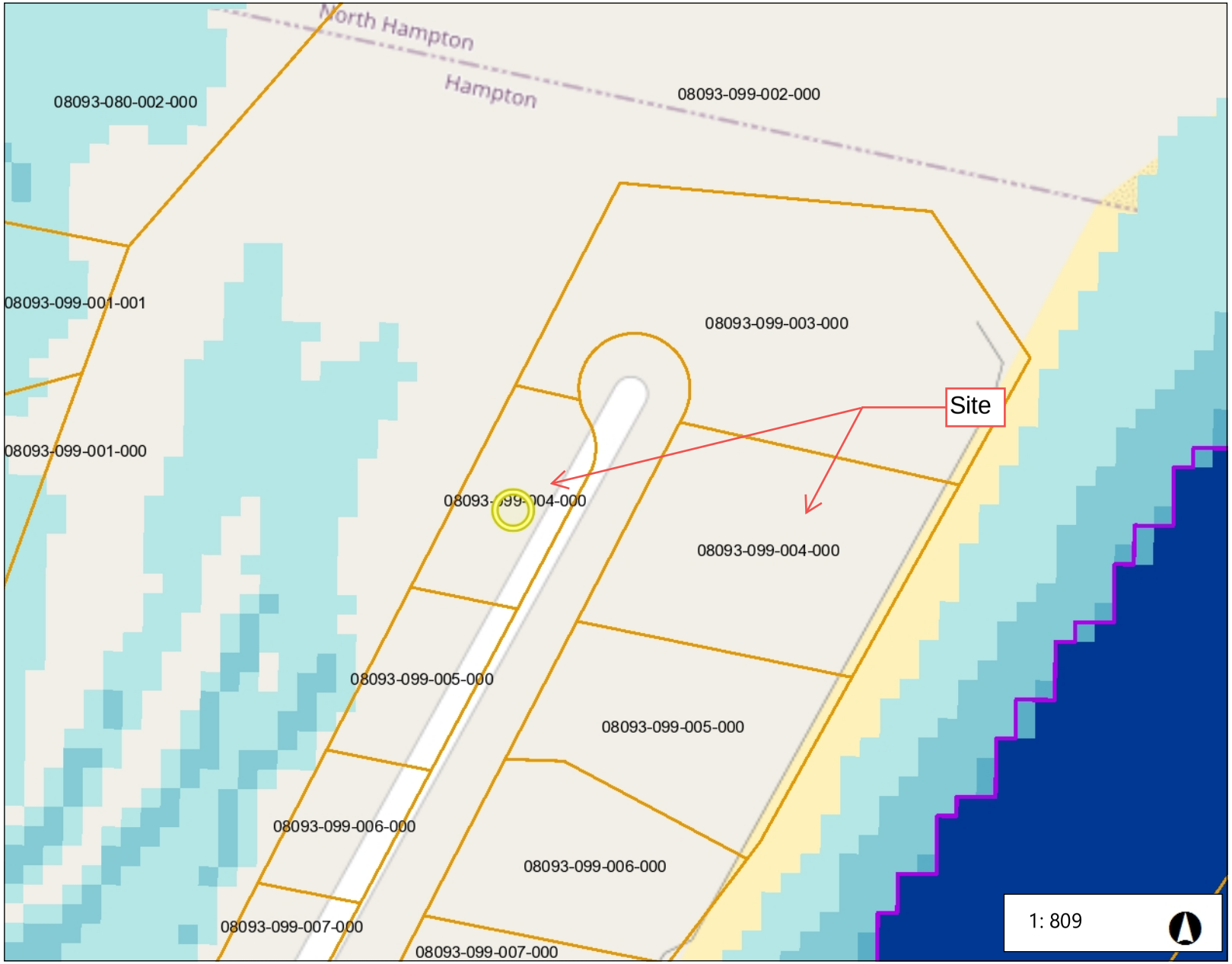
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 4-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 4' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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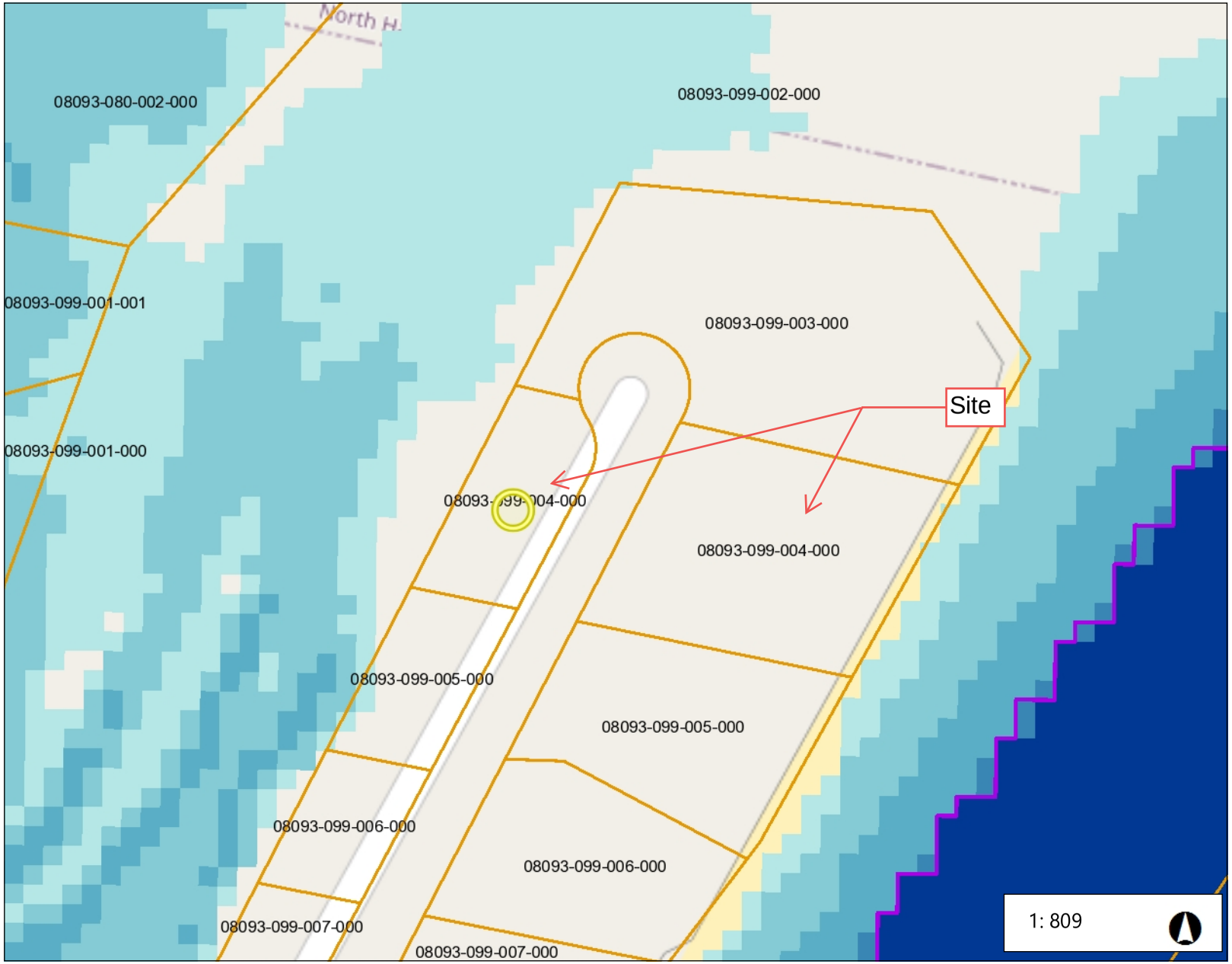
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 6-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 6' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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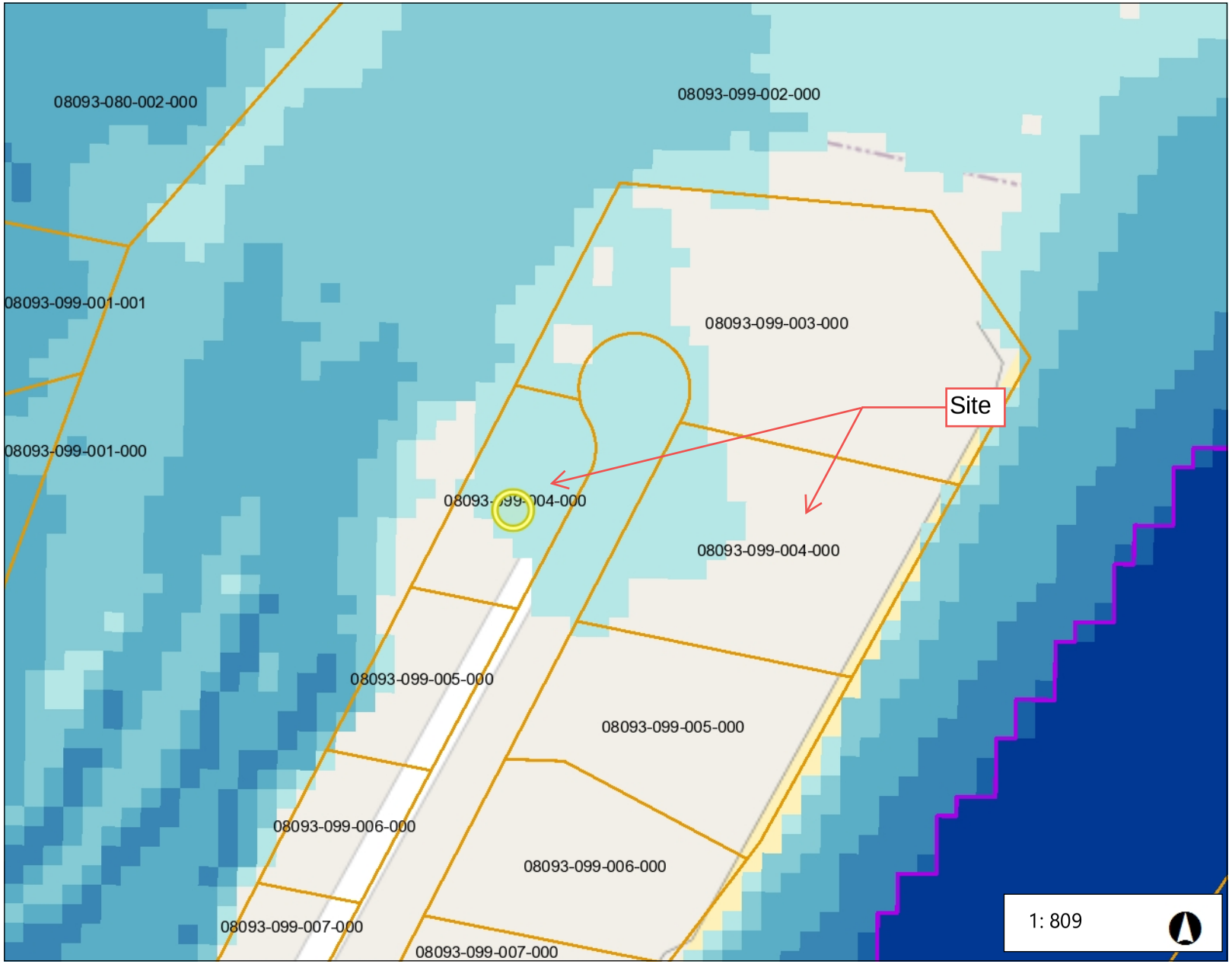
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 8-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 8' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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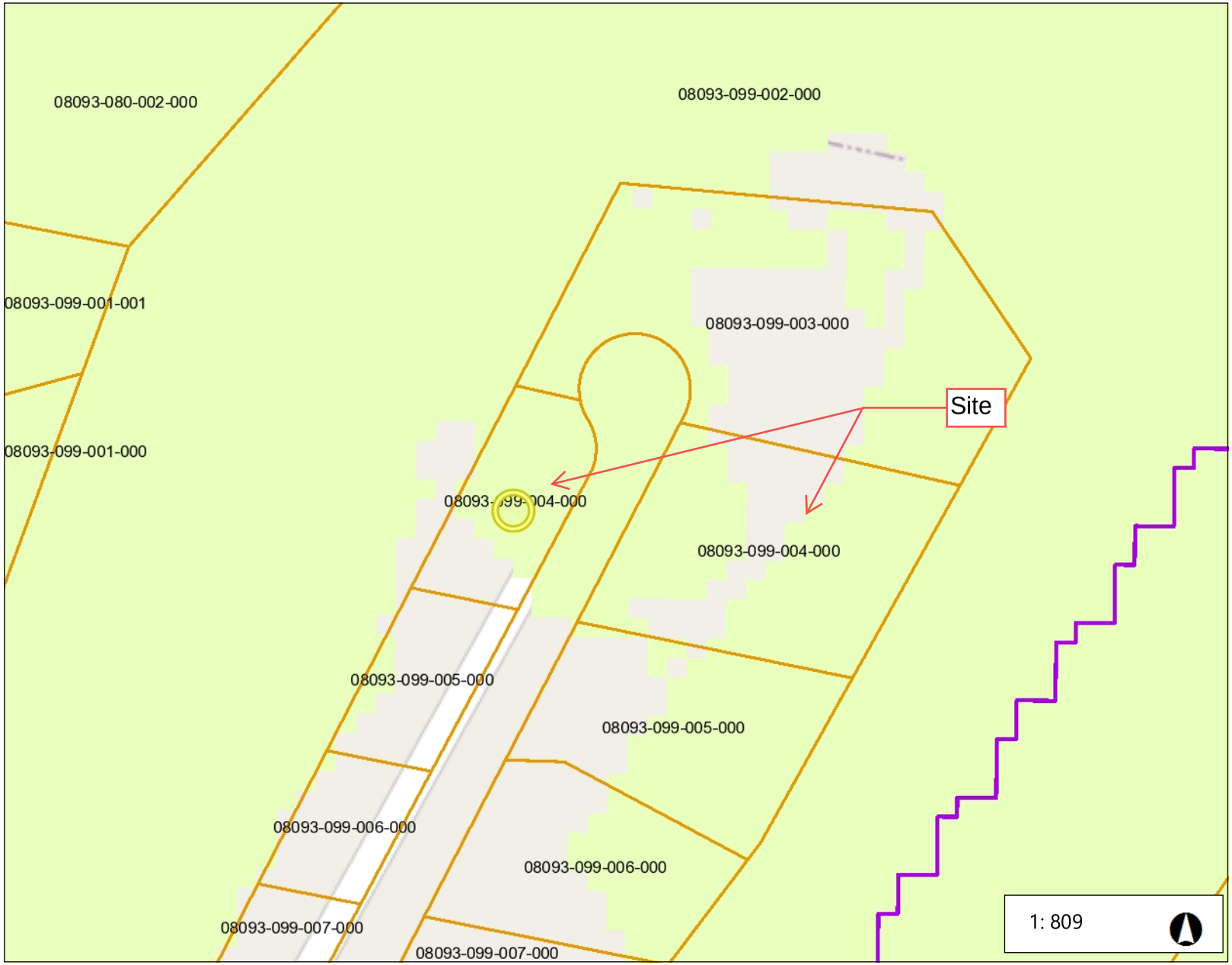
Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons
- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1% Flood Baseline

Notes

MHHW Baseline + 1% Flood Baseline

0.0 0 0.01 0.0 Miles

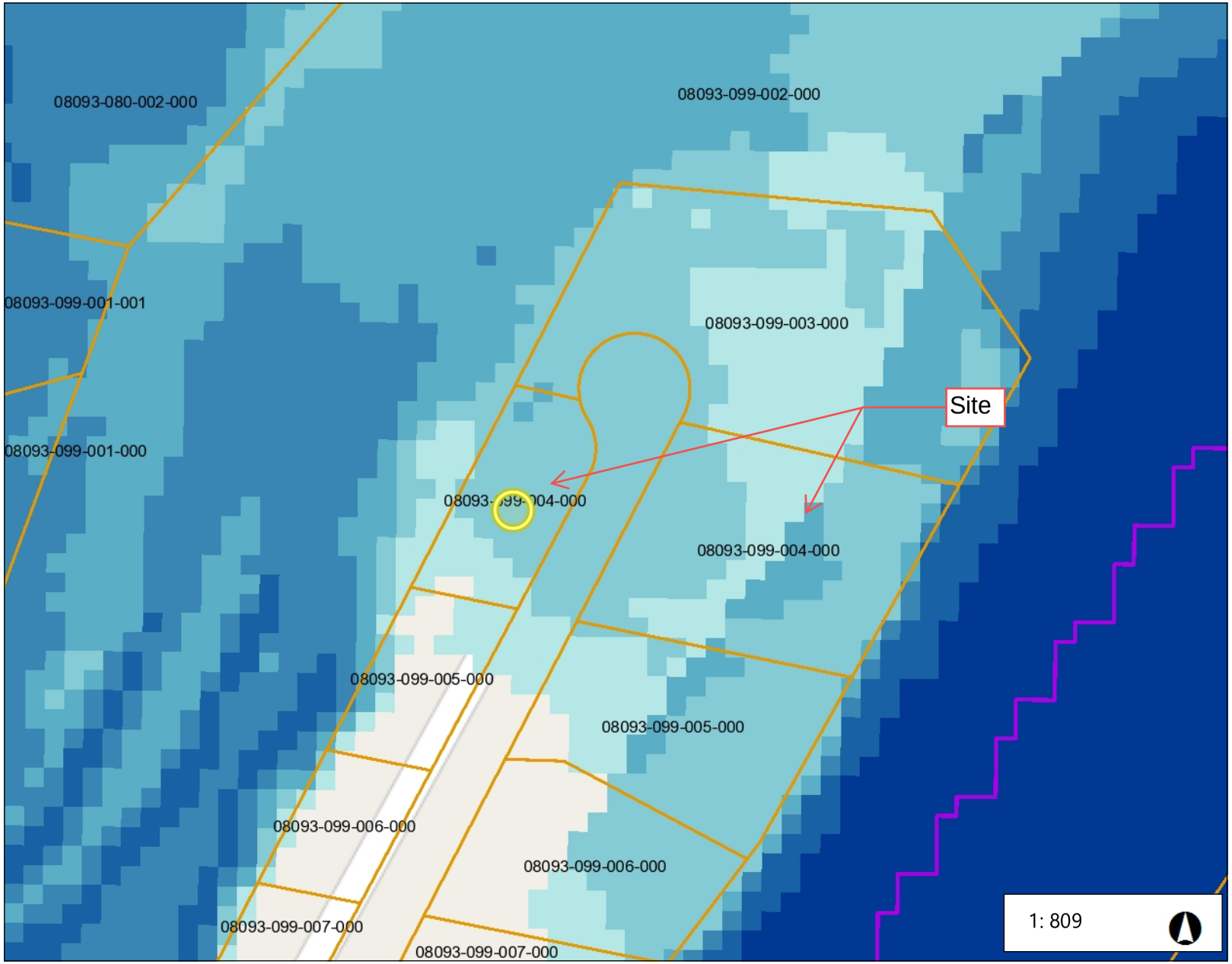
WGS_1984_Web_Mercator_Auxiliary_Sphere

Your Organization | Sweet Nectar, LLC - 28 Nor'East Lane Hampton NH

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1% Flood + 2-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 1% Flood Baseline + 2' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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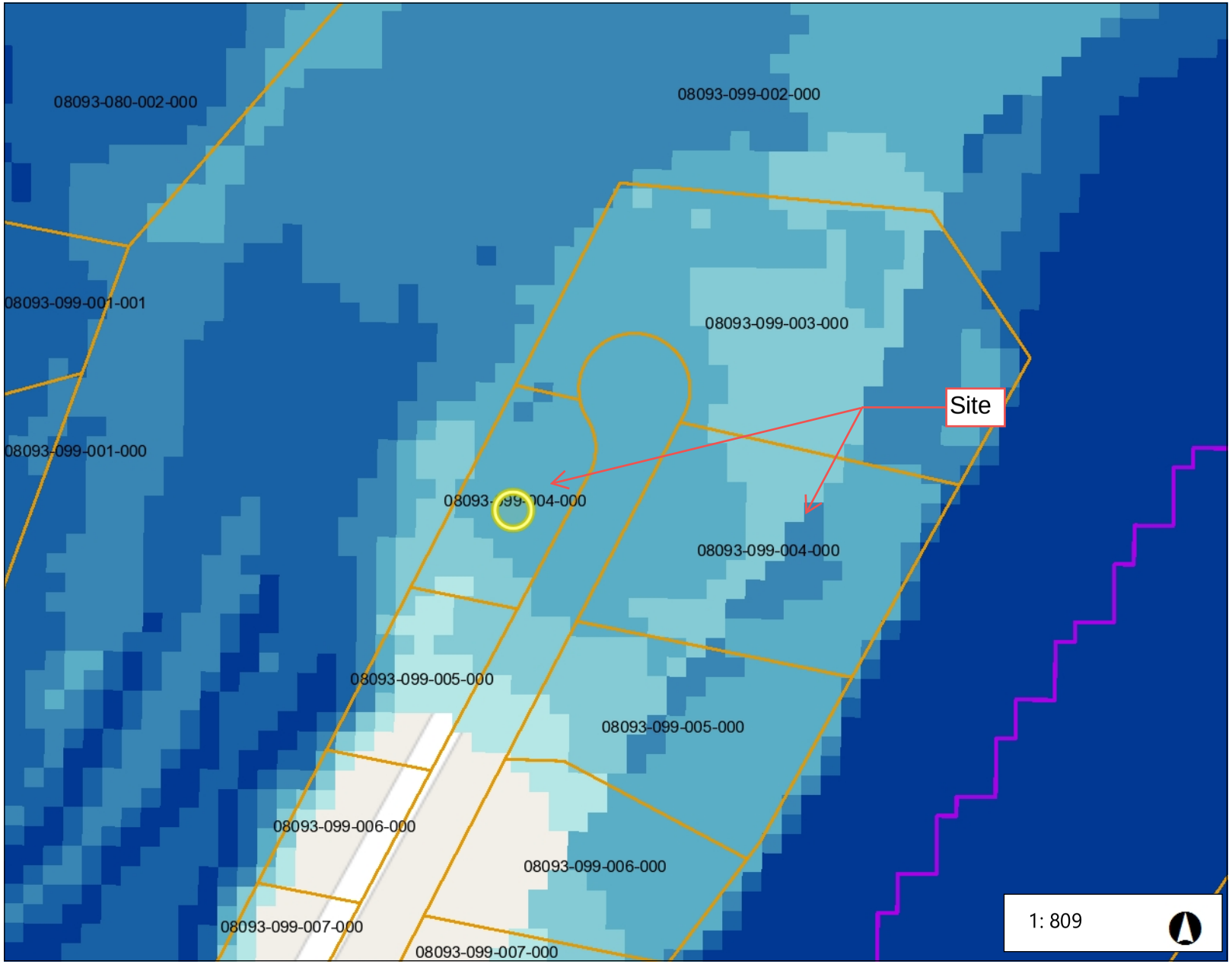
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Your Organization | Sweet Nectar, LLC - 28 Nor'East Lane Hampton NH

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1% Flood + 4-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 1% Flood Baseline + 4' SLR Scenario

0.0 0 0.01 0.0 Miles

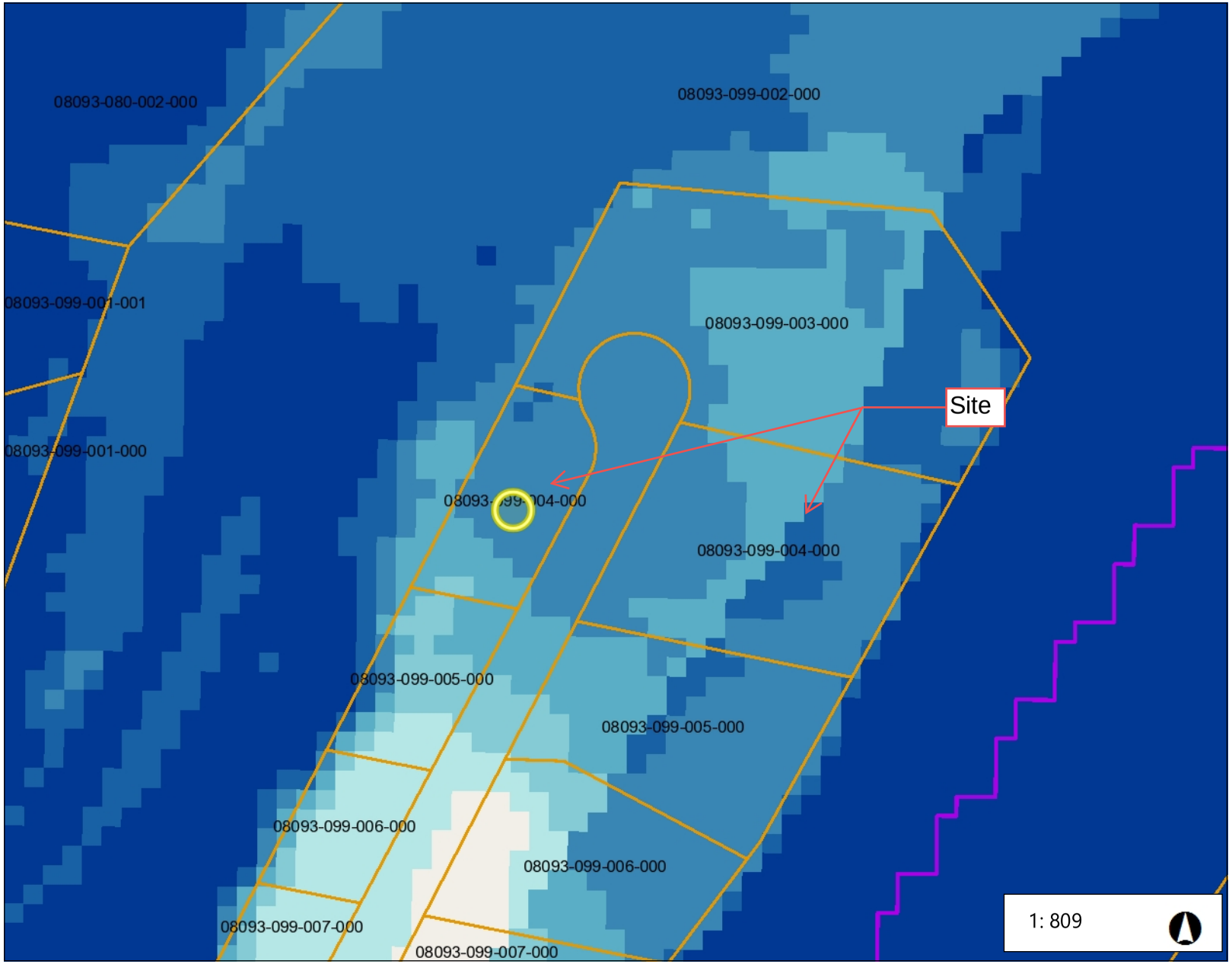
WGS_1984_Web_Mercator_Auxiliary_Sphere

Your Organization | Sweet Nectar, LLC - 28 Nor'East Lane Hampton NH

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1% Flood + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

MHHW Baseline + 1% Flood Baseline + 6' SLR Scenario

0.0 0 0.01 0.0 Miles

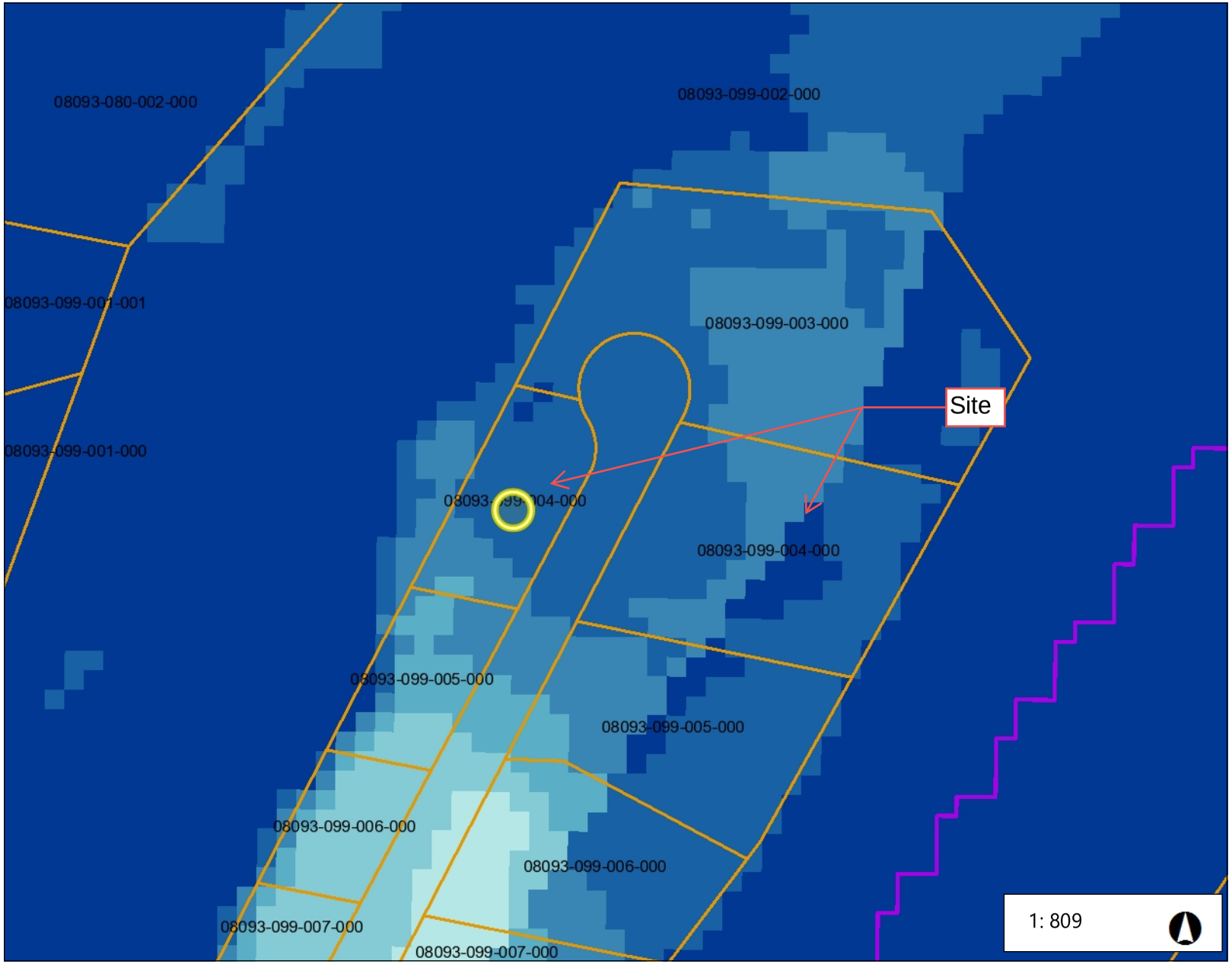
WGS_1984_Web_Mercator_Auxiliary_Sphere

Your Organization | Sweet Nectar, LLC - 28 Nor'East Lane Hampton NH

Coastal Vulnerability Assessment
Sea Level Rise Scenarios

28 Nor'East Lane
Hampton, NH 03842

Env-Wt 603.05



Legend

Parcel Polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW Baseline

MHHW + 1% Flood + 8-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

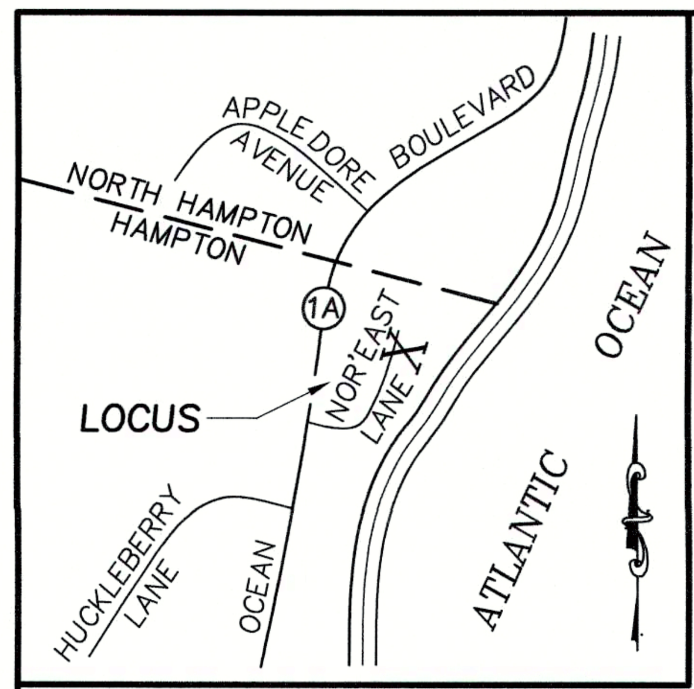
Notes

MHHW Baseline + 1% Flood Baseline + 8' SLR Scenario

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

SITE PLANS



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL LIES ENTIRELY WITHIN THE VE14 FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 33015C 0433 E EFFECTIVE DATE: JANUARY 29, 2021.
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988.

PLAN REFERENCE

D-13952 "REVISED LEASE PLAN LOTS 567-576 NORTH SHORE LOTS HAMPTON BEACH, NH" SCAE:1"=20' FEBRUARY 1984
BY: JOHN W. DURGIN ASSOCIATE, INC.

ZONING DISTRICT

RA RESIDENCE A

AREA	15,000 S.F. *
FRONTAGE	125' *
UNLESS APPROVED BEFORE 03/10/70	
MAXIMUM IMPERVIOUS AREA	60%

BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	10'

99/4
RECORD OWNER
SWEET NECTAR LLC
1201 NORTH MARKET STREET
WILMINGTON, DE 19801
BK. 6340 PG. 2210
SEE PLAN D-13952
TOTAL LOT AREA
6,912 S.F. + 2,329 S.F.
9,241 S.F.
0.21 ACRES

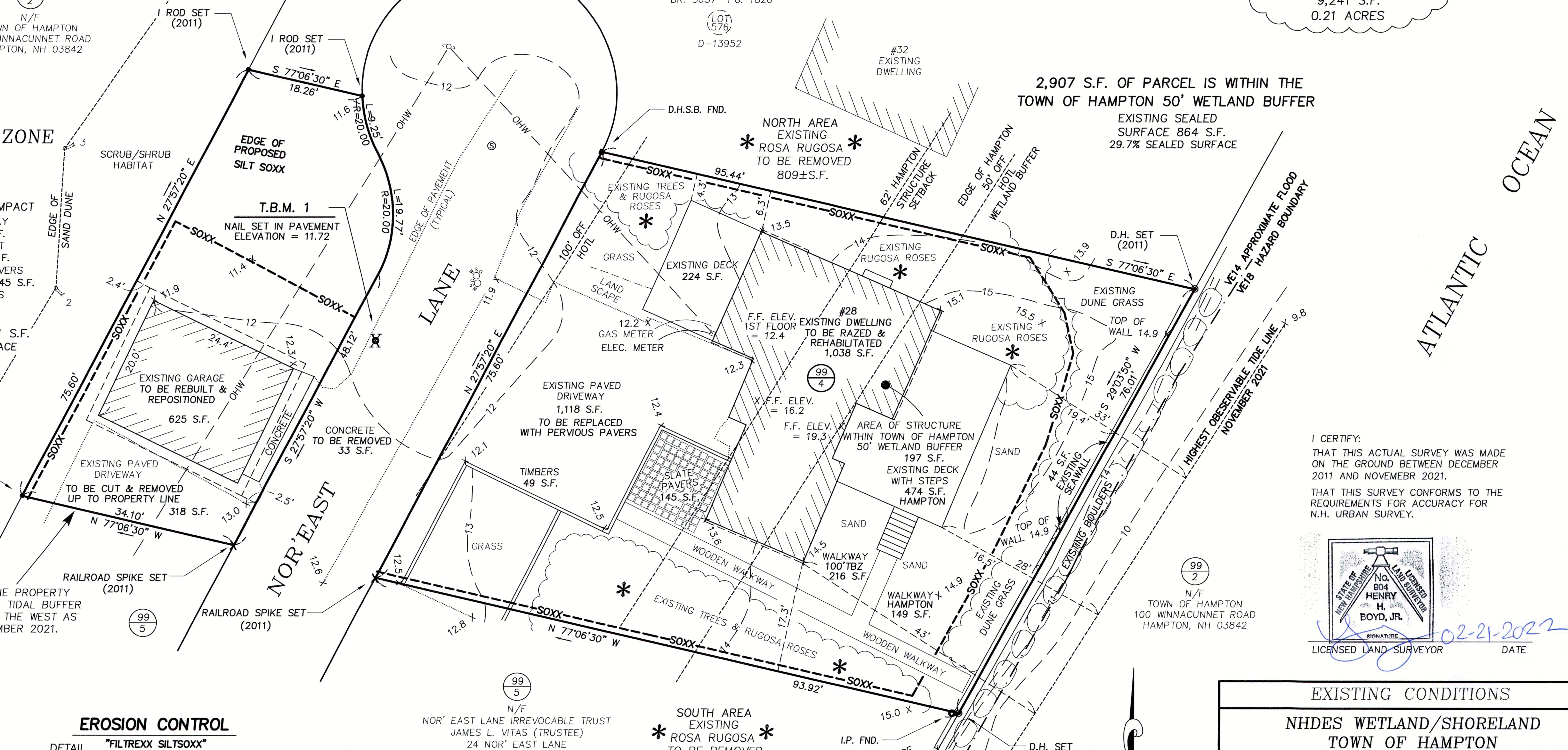
ENTIRE PARCEL IS WITHIN THE 250' SHORELAND ZONE
EXISTING SEALED SURFACE 4,284 S.F.

EXISTING
SHORELAND IMPACT AREA CALCULATIONS
INCLUDES 100' TIDAL BUFFER ZONE IMPACT

PERMANENT IMPERVIOUS IMPACT
GARAGE 625 S.F. + DWELLING 1,038 S.F. + WALKWAY 216 S.F.
+ SEAWALL 44 S.F. + PAVEMENT 1,118 S.F. + 318 S.F.
+ DECKS/STEPS 224 S.F. + 474 S.F. + PAVERS 145 S.F.
+ LANDSCAPE TIMBERS 49 S.F. + CONCRETE 33 S.F.
= 4,284 S.F.
LOT AREA = 9,241 S.F.
46.4% SEALED SURFACE

EXISTING
TIDAL BUFFER ZONE IMPACT AREA CALCULATIONS

PERMANENT IMPERVIOUS IMPACT
DWELLING 1,038 S.F. + WALKWAY 216 S.F.
+ SEAWALL 44 S.F. + PAVEMENT 1,078 S.F.
+ DECKS/STEPS 224 S.F. + 474 S.F. + PAVERS 145 S.F.
+ LANDSCAPE TIMBERS 49 S.F.
= 3,268 S.F.
LOT AREA = 9,241 S.F.
35.4% SEALED SURFACE



SAND DUNE DELINEATION BY
MISSION WETLAND & ECOLOGICAL SERVICES LLC
SERGIO BONILLA
CERTIFIED WETLAND SCIENTIST (#261)
P.O. BOX 4028
PORTSMOUTH, NH 03802

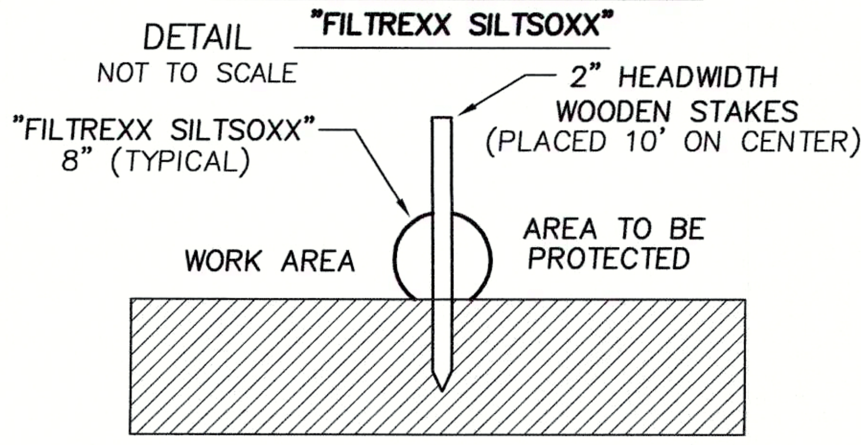
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN DECEMBER 2011 AND NOVEMEBR 2021.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 904 HENRY H. BOYD, JR. SIGNATURE
02-21-2022
LICENSED LAND SURVEYOR DATE

LEGEND

S.B.	STONE BOUND
D.H.	DRILL HOLE
I ROD FND.	IRON ROD FOUND
0/00	ASSESSORS MAP AND PARCEL
	HYDRANT
	WATER SHUT OFF
---OHW	OVER HEAD WIRE
	UTILITY POLE
	SEWER MAN HOLE
	WETLANDS
	WETFLAG
GV	GAS VALVE
—GAS—	APPROXIMATE GAS SERVICE
6.4 X	EXISTING SPOT GRADE
—SS—	APPROXIMATE SEWER SERVICE (LOCATION YET TO BE DETERMINED)
--SOXX--	PROPOSED SILT SOXX/EDGE OF DISTURBANCE
PHOTO 1	PHOTO LOCATION AND DIRECTION

EROSION CONTROL
DETAIL "FILTREXX SILTSOXX"
NOT TO SCALE



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS

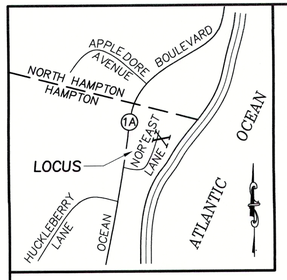
NHDES WETLAND/SHORELAND
TOWN OF HAMPTON
WETLAND PERMIT PLAN
IN
HAMPTON, NH

SHOWING
PROPOSED DWELLING REHABILITATION AT 28 NOR'EAST LANE
(ASSESSORS MAP 99 LOT 4)

PREPARED FOR
SWEET NECTAR LLC
1201 NORTH MARKET STREET WILMINGTON, DE 19801

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=10'	DRWN. BY: H.H.B.	PROJECT:E111346
DATE: FEB. 17, 2022	CHKD. BY: K.I.R.	SHEET 1 OF 3



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL LIES ENTIRELY WITHIN THE VE14 FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 33015C 0433 E EFFECTIVE DATE: JANUARY 29, 2021.
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988.

SEE SHEET 3 FOR IMPACT AREA CALCULATIONS & DETAILS

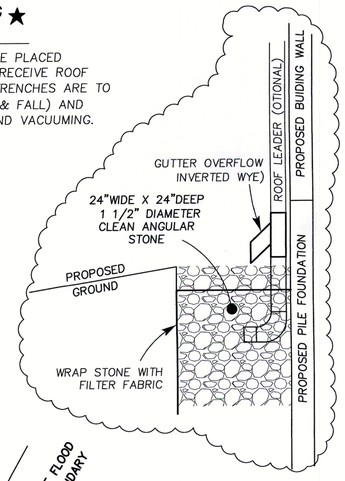
ENTIRE PARCEL IS WITHIN THE 250' SHORELAND ZONE
PROPOSED SEALED SURFACE 2,653 S.F.

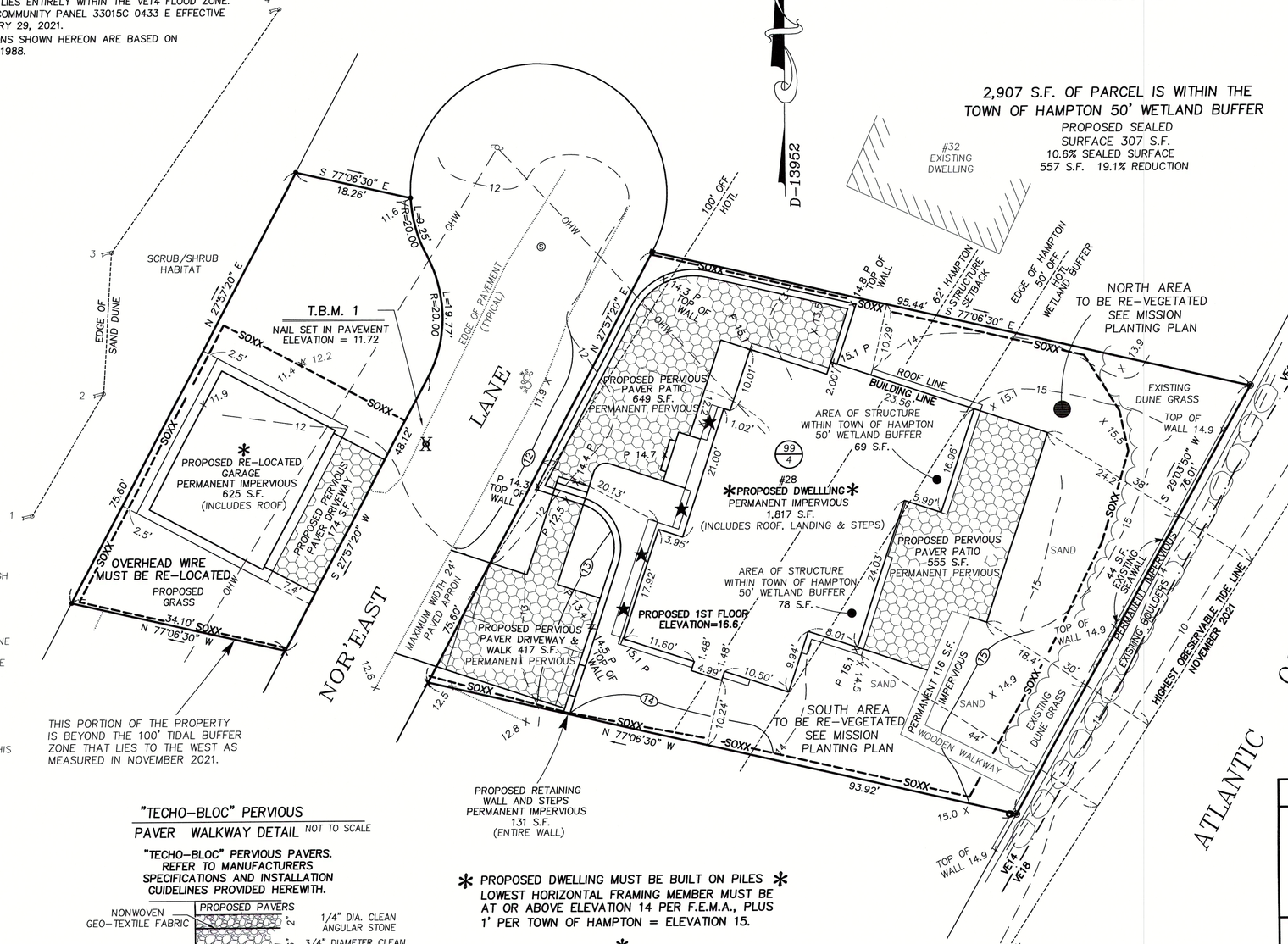
LOT AREA = 9,241 S.F.
28.7% SEALED SURFACE
1,631 S.F. 17.7% REDUCTION

2,907 S.F. OF PARCEL IS WITHIN THE TOWN OF HAMPTON 50' WETLAND BUFFER
PROPOSED SEALED SURFACE 307 S.F.
10.6% SEALED SURFACE
557 S.F. 19.1% REDUCTION

★ PROPOSED DWELLING INFILTRATION NOTE ★

STONE INFILTRATION TRENCHES ARE TO BE PLACED AS SHOWN AT EDGE OF FOUNDATION TO RECEIVE ROOF RUNOFF, SEE DETAIL AT RIGHT. THESE TRENCHES ARE TO BE INSPECTED TWICE PER YEAR (SPRING & FALL) AND MAINTAINED BY REMOVING ANY DEBRIS AND VACUUMING.





THIS PORTION OF THE PROPERTY IS BEYOND THE 100' TIDAL BUFFER ZONE THAT LIES TO THE WEST AS MEASURED IN NOVEMBER 2021.

PAVER MAINTENANCE NOTE

REGULAR CLEANING WILL HELP MAINTAIN A HIGH ENOUGH SURFACE INFILTRATION RATE TO SOAK THROUGH THE JOINTS. AT LEAST ONE INSPECTION AND CLEANING SHOULD BE PERFORMED DURING THE FIRST YEAR OF SERVICE AND THEREAFTER AS REQUIRED. CLEANING IS RECOMMENDED WHEN THE SURFACE INFILTRATION RATE IS LESS THAN 9.8"/HR OR 99%. CLEANING CAN BE DONE WITH A VACUUM ADJUSTED TO MINIMIZE THE REMOVAL OF JOINT MATERIAL. IN WINTER, SNOW REMOVAL CAN BE DONE AS FOR ANY OTHER TYPE OF PAVING, BUT IT IS STILL RECOMMENDED THAT SNOW REMOVAL BLADES BE COVERED WITH A PROTECTIVE COATING AND RAISED 1". SEGMENTAL PERMEABLE PAVEMENT REQUIRE LESS DE-ICING MATERIAL THAN CONVENTIONAL PAVEMENT. SINCE MELTED WATER DOES NOT ACCUMULATE. IT WILL NOT RE-FREEZE ON THE SURFACE. IT IS NOT RECOMMENDED TO SPREAD SAND FOR TRACTION, AS THIS MAY CLOG THE JOINTS: INSTEAD, SPREAD THE SAME AGGREGATE USED FOR FILLING JOINTS.

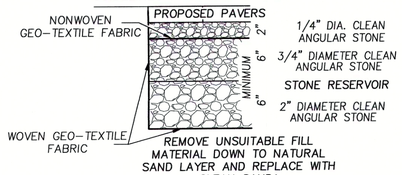
LEGEND

0/00	ASSESSORS MAP AND PARCEL
	HYDRANT
	WATER SHUT OFF
---OHW	OVER HEAD WIRE
	UTILITY POLE
S	SEWER MAN HOLE
	WETLANDS
	WETFLAG
GV	GAS VALVE
—GAS—	APPROXIMATE GAS SERVICE
6.4 X	EXISTING SPOT GRADE
—SS—	APPROXIMATE SEWER SERVICE (LOCATION YET TO BE DETERMINED)
--SOXX--	PROPOSED SILT SOXX/EDGE OF DISTURBANCE
	PROPOSED PERVIOUS PAVER
★	PROPOSED STONE TRENCH LOCATION

"TECHO-BLOC" PERVIOUS PAVER WALKWAY DETAIL

NOT TO SCALE

"TECHO-BLOC" PERVIOUS PAVERS. REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDELINES PROVIDED HEREWITH.



* SAND SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 0.5" SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.

✱ PROPOSED DWELLING MUST BE BUILT ON PILES ✱
LOWEST HORIZONTAL FRAMING MEMBER MUST BE AT OR ABOVE ELEVATION 14 PER F.E.M.A., PLUS 1' PER TOWN OF HAMPTON = ELEVATION 15.

✱ PROPOSED RE-LOCATED GARAGE MUST BE BUILT ON PILES

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN DECEMBER 2011 AND NOVEMEBR 2021.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE — No. 804 HENRY H. BOYD, JR. — LICENSED LAND SURVEYOR

SIGNATURE

2-21-2022
LICENSED LAND SURVEYOR DATE

NO.	DATE	DESCRIPTION	BY

PROPOSED CONDITIONS

NHDES WETLAND/SHORELAND TOWN OF HAMPTON WETLAND PERMIT PLAN

IN

HAMPTON, NH

SHOWING
PROPOSED DWELLING REHABILITATION AT 28 NOR'EAST LANE
(ASSESSORS MAP 99 LOT 4)

PREPARED FOR
SWEET NECTAR LLC
1201 NORTH MARKET STREET WILMINGTON, DE 19801

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

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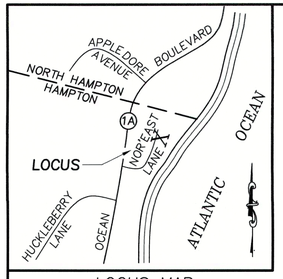

LOCUS MAP
NOT TO SCALE

UTILITIES NOTE

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SAND DUNE DELINEATION BY
MISSION WETLAND &
ECOLOGICAL SERVICES LLC
SERGIO BONILLA
CERTIFIED WETLAND SCIENTIST
(#261)
P.O. BOX 4028
PORTSMOUTH, NH 03802

ENTIRE PARCEL IS WITHIN THE
250' SHORELAND ZONE

EXISTING SEALED
SURFACE 4,284 S.F.
LOT AREA = 9,241 S.F.
46.4% SEALED SURFACE

PROPOSED SEALED
SURFACE 2,733 S.F.
LOT AREA = 9,241 S.F.
29.6% SEALED SURFACE
1,551 S.F. 16.8% REDUCTION

PROPOSED
SHORELAND
IMPACT AREA
CALCULATIONS
INCLUDES 100' TIDAL BUFFER ZONE IMPACT

PERMANENT IMPERVIOUS IMPACT
GARAGE DWELLING WALKWAY
625 S.F. + 1,817 S.F. + 116 S.F.
SEAWALL RETAINING WALL/STEPS
+ 44 S.F. + 131 S.F.
= 2,733 S.F.

PERMANENT PERVIOUS IMPACT
DRIVEWAY/WALK PATIO PATIO
417 S.F. + 649 S.F. + 555 S.F.
TRENCH A TRENCH B TRENCH C
+ 32 S.F. + 6 S.F. + 6 S.F.
GARAGE DRIVEWAY
+ 174 S.F.
= 1,839 S.F.

TEMPORARY IMPACT
AT GARAGE SOUTH AREA NORTH AREA
613 S.F. + 928 S.F. + 1,104 S.F.
+ 2645 S.F.
TOTAL IMPACT 7,217 S.F.

NATURAL WOODLAND BUFFER
THE AREA OF THE LOT WITHIN THE 50'-150' WOODLAND BUFFER IS AND HAS BEEN DISTURBED FOR DECADES

2,907 S.F. OF PARCEL IS WITHIN THE
TOWN OF HAMPTON 50' WETLAND BUFFER
PROPOSED SEALED
SURFACE 307 S.F.
10.6% SEALED SURFACE
557 S.F. 19.1% REDUCTION

EXISTING
TIDAL BUFFER ZONE
IMPACT AREA
CALCULATIONS

PERMANENT IMPERVIOUS IMPACT
DWELLING WALKWAY
1,038 S.F. + 216 S.F.
SEAWALL PAVEMENT
+ 44 S.F. + 1,078 S.F.
DECKS/STEPS PAVERS
+ 224 S.F. + 474 S.F. + 145 S.F.
LANDSCAPE TIMBERS
+ 49 S.F.
= 3,268 S.F.
LOT AREA WITHIN
T.B.Z. = 6,776 S.F.
48.2% SEALED SURFACE

ENTIRE PARCEL IS WITHIN THE
250' SHORELAND ZONE
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EXISTING
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CALCULATIONS
INCLUDES 100' TIDAL BUFFER ZONE IMPACT

PERMANENT IMPERVIOUS IMPACT
GARAGE DWELLING WALKWAY
625 S.F. + 1,038 S.F. + 216 S.F.
SEAWALL PAVEMENT
+ 44 S.F. + 1,118 S.F. + 318 S.F.
DECKS/STEPS PAVERS
+ 224 S.F. + 474 S.F. + 145 S.F.
LANDSCAPE TIMBERS CONCRETE
+ 49 S.F. + 33 S.F.
= 4,284 S.F.
LOT AREA = 9,241 S.F.
46.4% SEALED SURFACE

PROPOSED
TIDAL BUFFER
ZONE
IMPACT AREA
CALCULATIONS

PERMANENT IMPERVIOUS IMPACT
DWELLING WALKWAY
1,817 S.F. + 116 S.F.
SEAWALL RETAINING WALL/STEPS
+ 44 S.F. + 94 S.F.
= 2,071 S.F.

PERMANENT PERVIOUS IMPACT
DRIVEWAY/WALK PATIO PATIO
417 S.F. + 649 S.F. + 555 S.F.
TRENCH A TRENCH B TRENCH C
+ 32 S.F. + 6 S.F. + 6 S.F.
= 1,665 S.F.

TEMPORARY IMPACT
SOUTH AREA NORTH AREA LAWN
928 S.F. + 1,104 S.F. + 135 S.F.
+ 2,167 S.F.
TOTAL IMPACT 5,903 S.F.

TIDAL BUFFER
ZONE
LOT AREA WITHIN
T.B.Z. = 6,776 S.F.
EXISTING SEALED SURFACE
48.2% SEALED SURFACE
PROPOSED SEALED SURFACE
30.6% SEALED SURFACE
17.6% REDUCTION

LEGEND

- ASSESSORS MAP AND PARCEL
- HYDRANT
- WATER SHUT OFF
- OHW OVER HEAD WIRE UTILITY POLE
- SEWER MAN HOLE
- WETLANDS
- WETFLAG
- GV GAS VALVE
- GAS APPROXIMATE GAS SERVICE
- 6.4 X EXISTING SPOT GRADE
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NO.	DATE	DESCRIPTION	BY

DETAILS/CALCULATIONS

NHDES WETLAND/SHORELAND
TOWN OF HAMPTON
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IN
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